

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 15, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Ford, Gerard,  
Gibson, Kennedy, Puil  
and Rankin.

ABSENT: Aldermen Brown, Harcourt and Marzari.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley of the Salvation Army.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Councillor J. Angus from the City of Winnipeg.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy  
SECONDED by Ald. Gerard

THAT the Minutes of the Regular Council Meeting of August 1, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil  
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

G.V.R.D. Light Rapid Transit Study

Council considered the G.V.R.D. Rapid Transit Technical Report One and Two, dated August 1978. This report is intended to determine what types of rapid transit are best suited for the main traffic corridors in Vancouver and to decide priority for building rapid transit routes. The report contained the following recommendations with respect to Part 2:

Cont'd.....

REPORT REFERENCE (Cont'd)G.V.R.D. Rapid Transit Study (Cont'd)

1. Part 2 should include the development by the end of this year of a plan for immediate bus improvements, along with an assessment of what effect the plan is likely to have on the timing of rapid transit.
2. The first priority corridor which should be carried forward in the investigation is between Downtown - New Westminster with branches to the Lougheed Mall area and Whalley.
3. Investigation of the first priority corridor should proceed to the point that rights of way are secured, more detailed cost estimates are made and the urban development package of which rapid transit is a part is clearly defined.
4. The investigation of the first priority corridor should focus on a minimum LRT line, but also consider busways and monorail or a similar type of rapid transit between the Lougheed Mall area and Whalley. It should provide the Minister of Highways specifications for rapid transit that are sufficiently detailed for him to use in his structural study of the Pattullo Bridge.
5. The investigation should assess the important interaction between rapid transit in the priority corridor, the proposed Annacis Island crossing and other major highway projects.
6. Part 2 should also define rights of way and action to secure them in the second priority corridors. A bus priority plan for the Downtown -Richmond corridor should be included in the bus plan.
7. The Downtown-Northeast Sector and Central Valley corridors should not be further investigated for high capacity rapid transit.
8. Part 2 should also include overall benefits of rapid transit for the region and B.C. as in the original terms-of-reference.

Council also had before it a report of the City Manager, dated August 11, 1978, transmitting reports on the G.V.R.D.'s LRT Study from the City Engineer, Director of Planning and the Director of Finance.

Council then received report references from the following officials:

Mr. D. Spaeth, G.V.R.D. reviewed the recommendations contained in the G.V.R.D. LRT Report.

The City Engineer stated that plans to improve the bus service should be concurrent with plans for LRT, as LRT should also be part of the immediate planning for the area. He also stressed that the needs of the inner area differed from those of the outer areas of the Regional District.

Mr. T. Partridge, representing the Director of Planning, also stressed that planning for LRT should be part of the immediate plans. He further stated that the Planning Department considers it premature to defer development of the Downtown-Richmond corridor.

Cont'd.....

REPORT REFERENCE (Cont'd)G.V.R.D. Rapid Transit Study (Cont'd)

The Director of Finance stated that, until the Provincial Government makes known its cost-sharing arrangements, it is not possible to examine the financial feasibility of the various LRT or bus systems. He referred to the following recommendations in his report:

- A. That Part 2 of the study include all elements originally envisaged and in addition
  1. detailed justification of the estimate of \$10 to \$12 million cost saving of LRT over a bus system,
  2. detailed analysis of the secondary benefits generated by an LRT system,
  3. detailed analysis of ridership, revenue, and net deficit of the alternative transportation systems,
  4. when the Provincial cost-sharing arrangements are known, the financial feasibility of the various LRT or bus systems be examined.
- B. That the Province be requested to defer further action on the Annacis crossing pending analysis of its implications for the traffic, LRT and bus systems.
- C. That the City inform the GVRD that it finds no reason in Technical Report 1 and 2 and the supporting technical memoranda:
  1. to delay serious consideration of an LRT system, or
  2. to alter the Phase 2 study from its original intentions, or
  3. to fail to properly complete the analyses in Recommendation A above, or
  4. to substitute bus improvements for an LRT system.

MOVED by Ald. Puil

THAT the following be transmitted to the G.V.R.D. as Council's recommendations with respect to part 2 of the rapid transit project:

1. Part 2 of the study should include development by the end of this year of a plan for both LRT and bus improvements, including preliminary design estimates of cost and avenues for financing.
2. The first priority corridors which should be carried forward in the investigation are
  - between Downtown and New Westminster with branches to the Lougheed Mall area and Whalley,
  - between Downtown and Richmond.
3. Investigation of these first priority corridors should proceed to the point that rights of way are secured, more detailed cost estimates are made and the urban development package of which rapid transit is a part is clearly defined.
4. The investigation of the first priority corridors should focus on a minimum LRT line, but also consider busways and monorail or a similar type of rapid transit between the Lougheed Mall area and Whalley. It should provide the Minister of Highways specifications for rapid transit that are sufficiently detailed for him to use in his structural study of the Pattullo Bridge.

Cont'd.....

REPORT REFERENCE (Cont'd)G.V.R.D. Rapid Transit Study (Cont'd)

5. The investigation of these first priority corridors should assess the important interaction between rapid transit in the priority corridors, the proposed Annacis Island crossing and other major highway projects.
6. The Downtown-Northeast Sector and Central Valley corridors should not be further investigated for high capacity rapid transit.
7. Part 2 should also include overall benefits of rapid transit for the region and B.C. as in the original terms-of-reference.

FURTHER THAT the G.V.R.D. be requested to take into consideration the recommendations of the Director of Finance quoted above.

- CARRIED UNANIMOUSLY

The Council recessed at 11.10 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.30 a.m.

UNFINISHED BUSINESS

1. Collective Parking Lot -  
2500 Block Franklin Street

Council, on July 25, 1978 deferred consideration of a Manager's report dated July 19, 1978, on the proposed development of the Collective Parking Lot, 2500 Block, Franklin Street, to permit Alderman Bellamy to meet with affected property owners.

Council also had for consideration a City Manager's report dated July 27, 1978, in which the Director of Planning submitted a report on the rezoning application for the south side of the 2500 Block Franklin Street, between Kamloops and Penticton Streets.

Alderman Bellamy reported that he had held an informal meeting with the persons affected by this rezoning, and they are opposed to any development of the Collective Parking Lot at this time.

Council also noted a letter dated August 10, 1978 from Mr. J. Baker, solicitor for the developer, requesting that Council proceed to Public Hearing to rezone the property in question.

Also noted was a request from Mr. J. Baker, on behalf of the developer, that this matter be deferred for at least two weeks to provide the architects an opportunity to study and respond to the Director of Planning's report on the rezoning.

MOVED by Ald. Bellamy

THAT this matter be deferred for two weeks to provide the architect an opportunity to study and respond to the Director of Planning's report on the rezoning, at which time representations be heard from the following:

Mr. J. Baker - for the Developer.

Local Property Owners.

FURTHER THAT the letter dated August 10, 1978, from Mr. J. Baker, be received.

- CARRIED

(Ald. Puil and Rankin opposed)

UNFINISHED BUSINESS (Cont'd)2. Phase II - City Initiatives  
re Prostitution

On July 25, 1978, Council approved a number of strategies and procedures outlined in a report from the Police Department. At that time, a motion to approve Phase II of the report was deferred pending a further report from the Chief Constable and the Director of Social Planning.

Before Council for consideration was a City Manager's report dated August 9, 1978 in which the Chief Constable and the Director of Planning reported on their review of the Phase II proposals.

The report concluded with the following recommendations:

- A. The Vancouver Police Department Youth Care from 52 Water Street continue its surveillance of the operations of the downtown core.
- B. Those operations whose management encourages or tolerates table hopping, loitering of juveniles, drug exchanges and other undesirable behaviour should be reported on and brought before Community Services Committee of Council to show cause why their business license should not be suspended. This procedure will be initiated by the Social Planning Department in conjunction with the Vancouver Police Department. It would include a warning by the Vancouver Police Department and then a report brought to the Community Services Committee by the Social Planning Department.
- C. The traffic situation in the vicinity of Bute and Davie be investigated by the Engineering Department of the City of Vancouver for report back to City Council at an early date.
- D. Those businesses whose management is deemed to be unsatisfactory be reported on to Community Services Committee jointly by Police and Social Planning Departments and owners be requested to show cause why their business license should not be suspended.
- E. The store hours in the downtown core remain as is.

MOVED by Ald. Puil

THAT the above recommendations contained in the City Manager's report of August 9, 1978, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS1. Lease - Burrard Civic Marina

In a letter dated July 28, 1978, the Board of Parks and Recreation requested Council to instruct the Director of Legal Services to prepare the lease for execution by the City on behalf of the Board for operation of the Burrard Civic Marina.

MOVED by Ald. Gibson

THAT the request of the Park Board be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)2. Bus Fare Increases - Delegation Request

In a letter dated July 21, 1978, the Downtown Eastside Residents' Association requested an opportunity of addressing Council on the issue of bus fare increases. It was noted that Alderman Rankin had submitted a Notice of Motion on this matter for consideration at a future meeting.

MOVED by Ald. Kennedy

THAT consideration of this delegation request be deferred pending consideration by Council of Alderman Rankin's motion on bus fare increases.

- CARRIED UNANIMOUSLY

3. W.C.B. Industrial Health and Safety Regulations

The City Clerk, in a memorandum dated August 11, 1978, advised that the City Engineer has discussed the Workers' Compensation Board Industrial Health and Safety Regulations - Section 13:35 with the Board - which will be reviewing the number of City Employees who require audiometric testing, and the Board has agreed to defer the matter of the City's compliance with the new regulations, pending this review.

The City Engineer requests that this matter be deferred until the review is complete.

MOVED by Ald. Gerard

THAT the request of the City Engineer be approved.

- CARRIED UNANIMOUSLY

4. Commodore Hotel - 889 Seymour Street

The Council had for information a memorandum dated August 10, 1978, from the Secretary of the Property Endowment Fund Board, on the current status of the Commodore Hotel, a city-owned property. Because of ongoing problems with the management and operation of this hotel, the premises have now been boarded-up and secured.

R\*

MOVED by Ald. Gibson

THAT the memorandum, dated August 10, 1978, from the Property Endowment Fund Board be received for information.

- CARRIED UNANIMOUSLY

5. Street Naming

B.C. Central Credit Union, in a letter dated August 14, 1978, requested that Council approve the name of "Creekside Drive" for the street accessing its development in False Creek.

The City Clerk, on behalf of the Street-naming Committee advised that the Committee recommended that the dedicated road indicated on the map attached to the letter from B.C. Central Credit Union be named "Creekside Drive".

MOVED by Ald. Kennedy

THAT the dedicated road indications on the map attached to the letter from the B.C. Central Credit Union, be named "Creekside Drive", and that the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)6. Reception - Major Matthews' Centenary

In a memo dated August 14, 1978, the City Clerk advised as follows:

" Council will recall that on May 16, 1978, it contributed \$5,000 to the Major Matthews Memorial Fund.

To initiate this fund the Archives Advisory Committee wishes to have a small reception at the City Archives on September 7, 1978, the anniversary of the Major's 100th birthday. Invitations will be sent to possible donors and the City's cheque will be formally handed over on that day.

The Archives Advisory Committee requests that the Council jointly host this reception at an estimated cost not to exceed \$480.00."

MOVED by Ald. Gerard

THAT the request of the City Clerk, contained in his memorandum dated August 14, 1978, be approved;

FURTHER THAT the Director of Finance determine the appropriate source of funds.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTSA. CITY MANAGER'S  
GENERAL REPORT  
AUGUST 11, 1978Works and Utility Matters  
(August 11, 1978)Tender Awards  
(Clause 1)

MOVED by Ald. Bellamy

THAT this clause in the Manager's report be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(August 11, 1978)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Amendment to Schedule B (Required Parking Spaces) Zoning and Development By-law No. 3575.
- Cl. 2. Exterior Alterations to Heritage Building: B.C. Permanent Loan Building, 330 West Pender.
- Cl. 3. Exterior Alterations to Heritage Building: First Baptist Church, 969 Burrard Street.
- Cl. 4. Riley Park Beighbourhood Improvement Program, Six-Month Progress Report No.2.
- Cl. 5. Outdoor Uses on Commercially Zoned Lands.
- Cl. 6. Fourplexes Survey.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Building and Planning Matters  
(August 11, 1978) (Cont'd)Amendment to Schedule B (Required  
Parking Spaces) Zoning and Devel-  
opment By-law No. 3575.  
(Clause 1)

The City Manager advised that the City Engineer has requested that this matter be referred to the Transportation Committee.

MOVED by Ald. Gibson

THAT this matter be referred to the Transportation Committee for consideration.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 6.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 6, be approved.

- CARRIED UNANIMOUSLY

Outdoor Uses on  
Commercially Zoned Lands  
(Clause 5)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

During consideration of this clause, Alderman Gerard requested the Standing Committee on Transportation to review the policies of the major oil companies relating to the small independent gas station owner, and whether it is the intention of these companies to phase out the small independent owner. The Mayor so directed.

Licenses and Claims Matters  
(August 11, 1978)Smilin' Buddha Cabaret - License  
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY



CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters  
(August 11, 1978)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Investment Matters (Various Funds) June 1978
- Cl. 2. Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1978.
- Cl. 3. Incorporation of a Society - Health Department
- Cl. 4. Revised Schedule of Rates for Refuse By-law.
- Cl. 5. Funding for Replacement of Ice-Conditioning Machines
- Cl. 6. Heather Marina Rates and Operating Budget.

Clauses 1 - 5 inclusive

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Heather Marina Rates and  
Operating Budget.  
(Clause 6)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Personnel Matters  
(August 11, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Higher Starting Salary - Speech Therapist - Health Department.
- Cl. 2. Employee Assistance Program.

Higher Starting Salary -  
Speech Therapist - Health  
Department  
(Clause 1)

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in this clause, be approved:

FURTHER THAT Council delegate to the City Manager the power to approve starting rates above the first step whenever he deems this necessary.

- CARRIED UNANIMOUSLY

Clause 2

For Council action on clause 2 see page 12.

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The Council recessed at 12:00 noon, and reconvened in the Council Chamber at 2:00 p.m. with Mayor Volrich in the Chair and the same Members present.

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DELEGATIONS1. Development Permit Application  
1180 West 15th Avenue

On July 11, 1978, Council deferred the Development Permit Application of Mr. Sebek, Bohemia Homes Ltd., for a proposed boarding house at 1180 West 15th Avenue, pending discussion between the interested parties and the Director of Planning, on the intended use of the building.

In a City Manager's report dated July 27, 1978, the Director of Planning reported on the result of discussions between the applicant and a representative of the neighbouring property owners.

Also submitted was a copy of a letter dated July 25, 1978 from Bohemia Homes Ltd., to Mr. A.R. Cranfield, one of the concerned neighbours, detailing the improvements which will be carried out to the premises at 1180 West 15th Avenue. In addition, a letter dated July 28, 1978 from the architect for Bohemia Homes Ltd., was submitted. The letter stated that to convert the building into apartments would be extremely costly and would be neither advisable nor warranted. In the architect's view the proposed remodelling with landscaping and exterior restoration as a commercial boarding house would be the most appropriate course to follow.

Mr. Street, representing Bohemia Homes Ltd., addressed Council and stated it is his client's intention to develop this property as a commercial boarding house.

Mr. Cranfield read his letter, previously circulated, in which he stated that the development of the premises as a boarding home would be reasonable, subject to certain conditions.

Mrs. Bell, a resident of 1197 West 16th Avenue, concurred with Mr. Cranfield's comments and stated the neighbours' only concern now was the number of boarders to be accommodated in the dwelling.

MOVED by Ald. Kennedy

THAT the Director of Planning be requested to give favourable consideration to approval of the Development Permit Application No. 80846 from Bohemia Homes Ltd., for development of the premises at 1180 West 15th Avenue, as a commercial boarding house;

FURTHER THAT the Director of Planning report back in one year on the occupancy and use of this dwelling.

- CARRIED UNANIMOUSLY

2. Development Permit Application  
McDonald's Restaurant -  
3450 East Hastings Street.

Council, on August 1, 1978, agreed to hear representation from residents, on the Development Permit Application from McDonald's Restaurants for the property at 3450 East Hastings Street.

In a City Manager's report dated August 1, 1978, the Director of Planning advised that the development permit in question was issued on March 3, 1978, as the proposed restaurant is an outright use for this site.

Ms. G. Harding, Chairman, Hastings-Sunrise Action Council, addressed Council and read from a circulated brief. The brief outlined the traffic problems in the Hastings-Sunrise area which, in the opinion of the Hastings-Sunrise Action Council, would be aggravated by the restaurant. The brief also touched on a number of other areas of concern to the Hastings-Sunrise Action Council, and recommended that the site in question be developed as a large community food retail outlet rather than a drive-in restaurant.

Cont'd....

DELEGATIONS (Cont'd)D.P.A. McDonald's Restaurant -  
3450 East Hastings Street (Cont'd)

Miss Janet Harris, Young Communist League of Canada, addressed Council and read from a brief outlining concerns about McDonald's Restaurants operation and the proposed development on East Hastings Street.

Mr. G. Weyman, a local area resident, stated he had no objection to the proposed development.

A resident of the 3400 Block East Pender Street, expressed concern about the potential hazard to children caused by increased traffic from the proposed restaurant.

MOVED by Ald. Rankin

THAT representatives of McDonald's restaurants of Western Canada Ltd., be requested to appear before the Planning and Development Committee to discuss the proposed restaurant development at 3450 East Hastings Street.

- LOST

(Ald. Ford, Gerard, Gibson, Kennedy, Puil and the Mayor  
opposed.)

No further action was taken.

### 3. Views from Bridges

On August 1, 1978, Council deferred consideration of the report of the Standing Committee on Planning and Development dated July 18, 1978, on Views from Bridges, pending the hearing of delegations.

The following addressed Council on this matter:

Mrs. L. Jarvis, Community Arts Council, read from a previously circulated brief which stated in summary that the Community Arts Council supported the following recommendations of the Committee:

- A. THAT no building adjacent to the south end of Granville Bridge be permitted above bridge deck level.
- B. THAT the "Guidelines for the proposed 10B building flanking Granville Bridge" submitted by the Director of Planning be approved.
- C. THAT pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

The Community Arts Council also supported the following recommendation of the Director of Planning:

"THAT a visual analysis be required, with the submission of development permit applications, illustrating the impact on existing views from Granville and Burrard Bridges, for any buildings that are proposed to rise above the level of the nearest bridge deck, within the area illustrated on Fig. 11 of the Manager's report dated July 5, 1978 for the consideration of the Development Permit Board. In the event that a substantial difference of opinion arises between the applicant and the Development Permit Board from approvals given by Council in adopted Area Development Plans, the matter may be referred to Council for consideration."

Mr. Fairbrother concurred with Mrs. Jarvis' comments.

Cont'd.....

DELEGATIONS (Cont'd)Views from Bridges (Cont'd)

Mr. Podovnikoff, Chief Executive Officer, B.C. Central Credit Union, read from a brief previously circulated which expressed grave concern that decisions may be made at this point in time relative to building heights in Area 10A. The B.C. Central Credit Union requested that Council permit adequate time for a comprehensive visual analysis of the impact of the proposed housing components on the area.

Mr. D. Hickley, Assistant Director of Planning, and Mr. E.D. Sutcliffe, False Creek Project Manager, also addressed Council on this matter.

MOVED by Ald. Rankin

THAT

- a) - no building adjacent to the south end of Granville Bridge be permitted above bridge deck level;
- b) - the "Guidelines for the proposed 10B building flanking Granville Bridge" stated on page 11 of the Manager's report dated July 5, 1978, be approved;
- c) - in the event that a substantial difference of opinion arises between the applicant and the Development Permit Board from approvals given by Council in adopted Area Development Plans, the matter may be referred to Council for consideration.
- d) - pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT the Director of Planning, in association with the B.C. Central Credit Union and the False Creek Development Group, carry out a visual analysis of the proposed buildings in Areas 10A and 6, Phase II, and the effect such buildings could have on the views from Granville and Burrard bridges, and report back.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson

THAT this matter be referred back to the Planning and Development Committee for further consideration.

- LOST

(Ald. Bellamy, Ford, Puil, Rankin and the Mayor opposed)

The motion to refer having Lost, the motion by Alderman Puil was put and Carried Unanimously.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Personnel Matters (Cont'd)Employee Assistance Program  
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Gerard and the Mayor opposed)

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The Council recessed at 3:50 p.m., and reconvened at 4:10 p.m.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters  
(August 11, 1978)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. City-owned Land in Area "A", Champlain Heights  
N/S of 58th Avenue, East of Kerr Road.
- Cl. 2. Rental Review - Larwill Park, bounded by Dunsmuir,  
Beatty, Georgia and Cambie Streets.
- Cl. 3. Consent of Assignment of Lease - 1572 West 4th Avenue.

City-owned Land in Area "A",  
Champlain Heights, N/S of  
58th Avenue, East of Kerr Road  
(Clause 1)

Council noted a delegation request from Mr. J. Scholefield, on this matter.

MOVED by Ald. Puil

THAT consideration of this matter be deferred to the next meeting of Council, pending the hearing of a delegation from Mr. John Scholefield.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report  
(August 8, 1978)Regulation of Shopping Hours

MOVED by Ald. Rankin

THAT the following recommendations of the Acting Director of Permits and Licenses, contained in this report, be approved:

- A. The Shops Closing By-law be amended to allow Barber Shops to remain open Monday to Saturday inclusive and be allowed to open Thursday and Friday evenings until 9:00 p.m.
- B. Council seek an amendment to Section 279A (7) of the Charter which would permit Council to regulate which of the statutory holidays that shopping may be allowed and to differentiate between what types of business, areas and locations, as to hours of opening or closing.
- C. Council request an amendment to Section 279A (2) of the Charter so that the last sentence reads:

"Such By-law may classify shops and may differentiate between classes, areas and location as to hours and days for opening or closing."

FURTHER THAT with respect to recommendation 'A' the Director of Permits and Licenses be instructed that when the amending by-law is prepared, it be forwarded to the appropriate associations and unions for information.

- CARRIED UNANIMOUSLY

(Alderman Puil opposed to recommendation 'B')

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Regulation of Shopping Hours (Cont'd)

MOVED by Ald. Rankin

THAT the following items be deferred, pending further discussion between the Mayor and the Acting Director of Permits and Licenses:

D. Pending approval of the Charter amendments, Council is requested to determine if enforcement action should be withheld:

- (i) against stores in certain character areas (e.g. Chinatown, Gastown) which open after hours and on Statutory Holidays:
- (ii) against certain type of stores in other parts of the City (e.g. those exempt under the Shops Closing By-law) that open on Statutory Holidays:

E. If D(i) and/or D(ii) above is accepted, Council may wish to specify on which Statutory Holidays the closing requirements should be enforced.

F. Should the Lord's Day Act be enforced against all stores in contravention with the Act or should action be withheld against certain types of stores (e.g. those exempt under the Shops Closing By-law and lumber stores) and those in special character areas, such as Gastown, Chinatown and Robsonstrasse?

- CARRIED UNANIMOUSLY

C. Manager's Report  
(August 8, 1978)

Liaison with the P.N.E.

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

During consideration of this report, Alderman Kennedy requested that the City Engineer report to the Transportation Committee on the traffic implications of the proposed expansion plans of the P.N.E. The Mayor so directed.

D. Manager's Report  
(August 3, 1978)

Police Employee Parking on Parcels  
C & D Strathcona - Proposed Amendment  
to Temporary Parking Provisions of  
the Zoning and Development By-law.

MOVED by Ald. Kennedy

THAT recommendation A of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Gerard, Puil and Rankin opposed)

MOVED by Ald. Kennedy

THAT recommendation B of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)F. City Manager's Report  
(August 10, 1978)Champlain Heights - Enclave 1

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Community Services  
(July 27, 1978)

The Council considered this report which contains ten clauses, identified as follows:

- Cl. 1. Soft Rock Cafe, 1921 West 4th Avenue. Noise Complaints.
- Cl. 2. Fire By-law Upgrading - Hotel Vancouver - Progress Report.
- Cl. 3. Liquor Permit Application - 870 Denman Street, Development Permit Application No. 80287.
- Cl. 4. Liquor Permit Application - 2352-58 West 41st Avenue, Development Permit Application No. 81180.
- Cl. 5. Liquor Permit Application - 610 Jervis Street. Development Permit Application No. 80593
- Cl. 6. Liquor Permit Application - Lots 9 & 10 Granville Island. False Creek - Development Permit Application No. 81119.
- Cl. 7. Liquor Permit Application - 3204 West Broadway Development Permit Application No. 81273.
- Cl. 8. Liquor Permit Application - 1724 Davie Street, Development Permit Application No. 80902.
- Cl. 9. Handicapped Resource Centre - Request for Land.
- Cl.10. Downtown Community Workers re Chronic Alcoholics.

Clauses 1, 3 - 8 and 10 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 3,4,5,6,7,8 and 10, be approved.

- CARRIED UNANIMOUSLY

Fire By-law Upgrading -  
Hotel Vancouver - Progress Report  
(Clause 2)

During consideration of this clause, Council noted a letter from Mr. A. H. Hart, Q.C., Senior Vice-President of Canadian National, advising on the progress of the Hotel Vancouver fire protection, detection and control program. Mr. Hart stated that Canadian National did not believe that funds will be well spent on sprinkling the Main Floor, the Main Mezzanine Floor, the First or Convention Floor and the First Mezzanine Floor, and asked that arrangements be made for this area to tie into the building alarm system. He also requested that the requirements for installation of stair-well screens around the grand staircase and for the cutting of new stair-wells and other structural details be deleted. The letter invited City Council Members to visit the Hotel in the near future.

Council also noted a memorandum dated July 11, 1978, from the Fire Chief, commenting on Mr. Hart's letter, and stated that correspondence on file indicates that satisfactory proposals have been made by Canadian National to the Fire Marshal, and after certain modifications, accepted by both parties.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Community Services  
(July 27, 1978) (Cont'd)Fire By-law Upgrading -  
Hotel Vancouver (Cont'd)

MOVED by Ald. Kennedy

THAT Council accept the invitation from Canadian National to visit the Hotel Vancouver for an 'on site' discussion of its Fire By-law upgrading.

- LOST

(Ald. Bellamy, Ford, Gibson, Puil, Rankin  
and the Mayor opposed)

MOVED by Ald. Gibson

THAT the Resident Director of Canadian National be requested to appear before the Standing Committee on Community Services when the next progress report on Fire By-law upgrading for the Hotel Vancouver is before it.

- CARRIED UNANIMOUSLY

Handicapped Resource Centre  
Request for Land  
(Clause 9)

When considering this clause, Council noted a letter from the Supervisor of Properties on behalf of the Property Endowment Fund Board. The letter indicated that the Board endorsed the proposed lease but recommended that it be subject to the Handicapped Resource Centre being granted a development permit.

MOVED by Ald. Rankin

THAT the recommendation of the Committee be amended and then approved as follows:

'THAT the Handicapped Resource Centre enter a 60-year prepaid lease with the City for the sum of \$30,000 to develop a non-profit group home for handicapped at Lots 6 and 7, Block "B", District Lot 37, on the south side of Cheyenne Street, subject to the existing G.V.R.D sewer easement, with the lease to be drawn to the satisfaction of the Director of Legal Services and Supervisor of Properties, and subject to the Handicapped Resource Centre being granted a development permit.'

- CARRIED UNANIMOUSLY

Underlining denotes amendmentII. Report of Standing Committee  
on Planning and Development  
(July 27, 1978)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Monthly Status of Rezoning Applications.
- Cl. 2. Shaughnessy Heights Property Owners' Association - Planning Study.
- Cl. 3. Public Competition for "Ideas and Concepts" - Park at Burrard/Dunsmuir.

Cont'd.....



STANDING COMMITTEE REPORTS (Cont'd)Planning & Development (Cont'd)Clauses 1 and 2.

MOVED by Ald. Gibson

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Public Competition for "Ideas and Concepts" for a park at Burrard/Dunsmuir  
(Clause 3)

MOVED by Ald. Gibson

THAT recommendations "A" to "E" of the Committee be approved.

- LOST

(Ald. Bellamy, Ford, Gerard, Kennedy, Puil and the Mayor  
opposed.)

MOVED by Ald. Gibson

THAT recommendations "F" and "G" of the Committee be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Finance and Administration  
(July 27, 1978)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Britannia Community Services Society -  
1978 Operating Budget.
- Cl. 2. Police Compound Attendants.
- Cl. 3. Civic Theatres Revenue and Expenditures.

Clauses 1, 2 and 3.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Transportation  
(July 27, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Parking Lot Directional Signs in Downtown Vancouver.
- Cl. 2. Summary of Downtown Pedestrian Surveys.

Clauses 1 and 2.

MOVED by Ald. Kennedy

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

V. Report of Standing Committee  
on Community Services  
(August 3, 1978) R\*

The Council considered this report which contains eleven clauses, identified as follows:

- Cl. 1. Advertising for Voters' List Canvass.
- Cl. 2. Implications of R.R.A.P. Funding on Low Cost Rental Housing.
- Cl. 3. Montessori Day Care Centre - Request for Land.
- Cl. 4. Hildon Hotel, 50 West Cordova Street; failure to comply with the Lodging House By-law.
- Cl. 5. Senator Hotel, 1212 Granville Street; failure to comply with the Lodging House By-law.
- Cl. 6. Wonder Rooms, 50 East Cordova Street; compliance with the Standards of Maintenance By-law.
- Cl. 7. Control of Sale of Rubbing Alcohol.
- Cl. 8. Dial-a-Dietitian Service - Grant Request.
- Cl. 9. Development Permit - Dock Restaurant Ltd., CNR Pier, North Foot of Main Street.
- Cl.10. Lifeguarding on Wreck Beach.
- Cl.11.Extension of Hours for "Pubs" within Beer Parlours.

Clauses 1 and 2.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Montessori Day Care Centre -  
Request for Land  
(Clause 3)

MOVED by Ald. Kennedy

THAT consideration of this clause be deferred, pending a report from the Director of Social Planning on recurring complaints from citizens in the area on the proliferation of community uses.

- CARRIED

(Ald. Rankin opposed)

Hildon Hotel, 50 West Cordova Street  
Failure to comply with the  
Lodging House By-law.  
(Clause 4)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT consideration of this clause be deferred and that a representative of the owners be requested to appear before Council to discuss this matter.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Puil, Rankin  
and the Mayor opposed )

The motion to defer having Lost, the motion by Alderman Rankin was put and Carried Unanimously

STANDING COMMITTEE REPORTS (Cont'd)Community Services (Cont'd)Clauses 5, 6 and 7.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Dial-a-Dietitian Service  
Grant Request  
(Clause 8)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Development Permit - Dock  
Restaurant Ltd., North Foot  
of Main Street.  
(Clause 9)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Lifeguarding on Wreck Beach  
(Clause 10)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Gerard, Kennedy and Puil opposed)

Extension of Hours for "Pubs"  
within Beer Parlours  
(Clause 11)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee  
on Planning and Development  
(August 3, 1978)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)
- Cl. 2. Downtown-Eastside NIP/RPAP Status Report.
- Cl. 3. Composition of the Oppenheimer Area Planning Committee.

Clauses 1, 2 and 3.

MOVED by Ald. Gibson

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

VII. Report of Standing Committee  
on Finance and Administration  
(August 3, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Visit of Delegation from Sister City Yokohama,  
Japan - August 14 - 21, 1978.
- Cl. 2. Senior Staff Organization - Vancouver Public Library

MOVED by Ald. Kennedy

THAT clause 1 be received for information and the recommendations of the Committee, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Traffic Restrictions on Robson Street

MOVED by Ald. Kennedy

SECONDED by Ald. Puil

THAT WHEREAS Council has resolved that the short section of Robson Street between Howe and Hornby be closed to all traffic except buses;

AND WHEREAS this has proved to be an unnecessarily severe restriction causing confusion and congestion on adjoining streets for several blocks around;

AND WHEREAS all public service vehicles have to manoeuvre around this obstruction causing delay, extra costs and pollution in other streets;

AND WHEREAS taxis have to charge customers for extra mileage as a result of the Robson Street restriction, then

BE IT RESOLVED THAT

- the constraints on public service vehicles, and
- the ban on taxi traffic in this part of Robson Street

be withdrawn forthwith.

(Notice)

NOTICE OF MOTION (Cont'd)2. Increase in Bus Fares

MOVED by Ald. Rankin

THAT WHEREAS Robert Bonner has announced a transit fare increase of 42% which is the second increase in less than two years, while transit service has been cut back;

AND WHEREAS a fare increase will reduce ridership which will result in further service cutbacks and denser traffic;

AND WHEREAS neither B.C. Hydro nor the Provincial Government have consulted either with Vancouver citizens or with City Council on the fare increase;

THEREFORE BE IT RESOLVED THAT


- City Council strenuously oppose the fare increase;
- City Council send a delegation of Council Members to meet with the Cabinet before September 5th and strenuously oppose the fare increase; and
- City Council set up a well-advertised Public Meeting on the fare increase and service cutbacks, and the Provincial Cabinet be invited to hear representations from Vancouver citizens at that time.

(Notice)

The Council adjourned at 5:10 p.m.

The foregoing are Minutes of the Regular Council Meeting of August 15, 1978, adopted by Council on August 29, 1978.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

MANAGER'S OFFICE

August 11th, 1978

TO: Vancouver City Council

SUBJECT: Rapid Transit Study

CLASSIFICATION: Recommendation

The City Manager submits the attached reports on the GVRD's LRT Study from:

- the City Engineer
- the Director of Planning
- the Director of Finance

The three reports have not been co-ordinated by the City Manager, and do not contain any recommendation from the Manager. This was regarded as inappropriate in view of the City Manager's role as Chairman of the Staff Committee which is making recommendations to the GVRD Board.

At this point, Council may wish to consider the comments as submitted for discussion purposes. The Department Heads will be present in Council to explain their views.

Following the discussion on August 15th, Council could ask the three Departments to submit one joint report to Council on August 29th. This would contain joint recommendations on the position that might be taken by the City's GVRD Directors on August 30th, regarding the recommendations before the Board and specifically regarding the further work of the GVRD Study Team.

The City Manager RECOMMENDS that Council request such a joint report.

FOR ADOPTION SEE PAGE(S) 699

MANAGER'S REPORTDATE August 9, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Phase II - City Initiatives re Prostitution

CLASSIFICATION: RECOMMENDATION

The Chief Constable and the Director of Social Planning report:

On July 25th, 1978, City Council received a report from the Vancouver Police Department dealing with prostitution in the downtown core of Vancouver. The report described three phases of police activity in trying to deal with this problem:

Phase I

Concentrated Police efforts to control the annoyances created by vehicular traffic by enforcement of existing law, e.g. Motor Vehicle Act Regulations re obstruction, squealing tires and horn blowing. The Traffic Division has deployed units to supplement patrol units in enforcing these regulations during the late evening and early morning hours.

The Davie Street beat has been augmented with two members of the School Liaison office and members at 52 Water Street. These additional members will be concentrating their efforts, in concert with the Department of Human Resources, on juveniles involved in prostitution and those potentially vulnerable in this regard.

Morality and Immigration are working together in an attempt to remove alien prostitutes.

City Council at its meeting on July 25th, 1978 concurred with the proposals set forth by the Police for Phase I.

Phase II

Phase II deals with those environmental factors which are contributing to the problem - liquor outlets, all-night cafes, clubs and convenience stores. It was suggested:

- 1) that the liquor store at Bute and Davie Streets either be removed or that the closing hour be 6:00 p.m.
- 2) that the hours of operation of the various clubs, cafes and convenience stores be curtailed to a common closing time (suggested) of 0200 hours.

The effect of this phase, if implemented, would be to make the social and environmental factors more conducive to normality both in regard to traffic and street prostitution.

A combined report from Social Planning and Police was suggested to examine the feasibility of the Phase II proposals.

Phase III

Phase III called for changes in legislation. During Council discussion on the matter July 25th, 1978, Alderman Rankin agreed to defer Council resolutions pertaining to Phase II until Council meeting of August 15th, 1978, awaiting the joint report from Social Planning and Police Departments on the feasibility of the proposals outlined in Phase II.

The following report deals with the Phase II proposals:

After discussions and a review of police reports on the Phase II proposals, Police and Social Planning officials are of the opinion that prostitution and related traffic and noise problems are primarily a street phenomenon. There appears to be an incidental relationship between prostitution and the hours of operation and management of the liquor store, clubs, cafes and convenience stores.

### Liquor Store, Davie and Bute

This store is open from 10 a.m. to 6 p.m. each day except Friday when it remains open til 9 p.m.

The store services approximately 1200 customers per day. The heaviest hours of sales are between 11:30 a.m. and 1:30 p.m. and between 4 p.m. and 6 p.m. The primary concern with the liquor store is the traffic problem it presents. There is no parking related to the liquor store and the police report states that store patrons virtually abandon their cars in the roadway and lane. This combined with jay-walking is disruptive to normal traffic flow.

Since the liquor store is a provincial building the normal development permit process including parking requirements do not apply.

The Social Planning Department conducted a survey of the customers of this particular liquor outlet. The survey was carried out during opening hours on August 3, 4 & 5, 1978. Every 10th customer was interviewed. The purpose of the survey was to ascertain:

- a) whether customers worked or lived in the West End
- b) did they drive or walk to the liquor outlet
- c) how far did they travel to reach the liquor outlet
- d) if driving, where did they **park**

The survey covered 420 people. 304 (70%) of the patrons lived or worked in the area, 256 (60%) of the patrons walked to the liquor store; 124 (30%) of the patrons drove to the liquor store and 81 (19%) parked illegally in the lane.

The surveyor made the following observations:

- 1) during the three days of the survey, street people ie, prostitutes, drunks, were not visible.
- 2) double parking and illegal lane parking are a recognizable problem however not all these persons are going to the liquor store. Many customers are also going to the Produce store in the area.
- 3) the liquor store was quiet Friday night with no change in the types of customers.
- 4) beer was available from 2 p.m. to 5 p.m. on Saturday August 5. This obviously created more customers, however traffic in the area was not noticeably affected.

In summary the area does have a traffic problem however it cannot be blamed on the liquor outlet. In addition the liquor outlet does not appear to be a haven for street people.

### Clubs, Cafes and Convenience Stores

In the downtown area there are 9 businesses which are open 24 hours a day and 34 which are open until 2, 3, or 4 a.m. in the morning. This includes Davie, Denman, Robson, Thurlow, Burrard, Granville, Hornby and Seymour Streets. The Vancouver Police Department reports that the majority of these stores and cafes are well managed and have little effect on the street life of the area.

In considering whether the store closing hours should be changed the following points have been considered:

1. There are numerous persons who work shift work and find a 24 hour convenience store or cafe a benefit.
2. The restaurants and clubs are utilized by a variety of citizens who enjoy late night spots for entertainment.



3. The West End particularly has people living in isolated apartments who find late night clubs a source of social contact.
4. Random closure of Downtown establishments would only move the traffic to other parts of the City.

There have been occasions where police have found businesses to be poorly managed in that they tolerate table hopping, loitering of juveniles, drug exchanges and other undesirable behaviour. To deal with these establishments, it is suggested that the following steps be taken:

- A. The Vancouver Police Department Youth Care from 52 Water Street continue its surveillance of the operations of the downtown core.
- B. Those operations whose management encourages or tolerates table hopping, loitering of juveniles, drug exchanges and other undesirable behaviour should be reported on and brought before Community Services Committee of Council to show cause why their business license should not be suspended. This procedure will be initiated by the Social Planning Department in conjunction with the Vancouver Police Department. It would include a warning by the Vancouver Police Department and then a report brought to the Community Services Committee by the Social Planning Department.

The Director of Social Planning RECOMMENDS that:

- C. The traffic situation in the vicinity of Bute and Davie be investigated by the Engineering Department of the City of Vancouver for report back to City Council at an early date.
- D. Those businesses whose management is deemed to be unsatisfactory be reported on to Community Services Committee jointly by Police and Social Planning Departments and owners be requested to show cause why their business license should not be suspended.
- E. The store hours in the downtown core remain as is.

The City Manager RECOMMENDS that the above Recommendations "A" to "E" be approved.

FOR ADOPTION SEE PAGE(S) 103

A-1
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MANAGER'S REPORT, AUGUST 11, 1978 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council Policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Supply and Delivery of Stainless Steel Mesh  
Supply and Service of Chemical Toilets  
Lead Acid Storage Batteries  
Supply of Reflective Sheeting  
Waterworks Gate Valves  
Supply of Propane Gas and Storage Tanks  
Traffic Signal Equipment  
Waterworks Brass and Screwed Brass Fittings  
Supply of Traffic Signal Equipment  
Street lighting Mast Arms (For Steel Poles)  
Supply and Delivery of Sewer and Waterworks Grey Iron Castings  
Supply of Steel Poles  
Tires and Tubes  
Automobiles (1)  
Cast Iron or Ductile Iron Waterworks Fittings and Hydrants  
Supply of Communication Cable

Copies of the details of the Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION

FOR ADOPTION SEE PAGE(S) 705

Manager's Report, August 11, 1978 . . . . . (BUILDING: A-4 - 1)

## BUILDING AND PLANNING MATTERS

### RECOMMENDATION

1. Amendment to Schedule B (Required Parking Spaces) Zoning and Development By-law No. 3575

The Director of Planning reports as follows:

"Council at its meeting of September 27, 1977, referred the consideration of an amendment to Schedule B which would require parking for one and two dwelling units over commercial space to a Public Hearing.

### Background

The original intent and consideration of this proposed amendment is included in the City Manager's Report which is dated September 23, 1977. This report is attached as Appendix A.

### Analysis

Before setting a Public Hearing Date, the Director of Planning undertook to review the number of properties which might be affected by this proposed amendment and considered the possibilities of contacting the affected commercial property owners. Additional analysis of the proposed amendment was also undertaken and it was established that some significant negative impacts would result were the proposed amendment pursued. The proposed amendment is now considered to be inappropriate.

It is apparent that on lots smaller than 42 feet (12.802 m) in width the amendment may eliminate the possibility of residential uses in conjunction with commercial uses since the additional off-street parking spaces could not readily be provided on smaller lots. From the information which we have it would appear that approximately fifty percent (50%) of commercially zoned properties are less than 42 feet (12.802 m) in width:

	Less than 33 ft. (10.058 m)	33ft. (10.068 m) to 33.99ft. (12.189 m)	40ft. (12.192 m) to 49.99 ft. (15.237 m)	50ft (15.240 m) and over	Total
No. of Properties	600	802	360	1,370	3,132
Percentage	19%	25.6%	11.4%	44%	100%

Subsequent to the referral of this proposed amendment to a Public Hearing, a Task Force comprised of both Planning and Engineering Department staff has been established to review a number of perceived deficiencies regarding residential, commercial and industrial off-street parking and loading requirements/standards as presently established under Zoning and Development By-Law No. 3575. It is likely that some changes may be initiated which will affect commercial properties and it is felt that such proposals should be comprehensively developed and discussed with both the affected property owners and Council.

**RECOMMENDATION:** The Director of Planning recommends that the application to amend Zoning and Development By-Law No. 3575 to require provision of off-street parking spaces for one or two dwelling units developed over commercial space be withdrawn, noting that a comprehensive review of off-street parking and loading requirements/standards is being undertaken by a Task Force and the amendment as presently proposed would have some significant negative impacts upon redevelopment possibilities on smaller commercially zoned lots."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, August 11, 1978 . . . . . (BUILDING: A-4 - 2)

2. Exterior Alterations to Heritage Building: B.C. Permanent Loan Building, 330 West Pender, D.P.A. No. 81457

The Director of Planning reports as follows:

"In March, 1976, Council designated the B.C. Permanent Loan Building as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacement of the front door, replacement of glass in front windows, and construction of a new rear fire escape.

The Director of Planning approved the Development Permit Application on July 24, 1978, subject to approval by City Council after receiving advice from the Heritage Advisory Committee.

During their summer break the Heritage Advisory Committee has arranged for minor items of this kind to be reviewed by one member, Mr. Richard Henriquez, with the rest of the Committee polled by telephone. This process was followed in the case of this permit application and the Committee now recommends approval.

The Director of Planning recommends that Council approve the alterations to the B.C. Permanent Loan Building as described in Development Permit Application #81457.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Exterior Alterations to Heritage Building: First Baptist Church, 969 Burrard Street. Building Permit Application job No. 1980

The Director of Planning reports as follows:

"In December, 1976 Council designated the First Baptist Church as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Building Permit Application has been made for construction of a new fire exit as required by the Fire Marshal.

The Building Department approves this application.

During their summer break the Heritage Advisory Committee has arranged for minor items of this kind to be reviewed by one member, Mr. Richard Henriquez, with the rest of the Committee polled by telephone. This process was followed in the case of this permit application and the Committee now recommends approval.

The Director of Planning recommends that Council approve the alterations to the First Baptist Church as described in Building Permit application job #1980."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

#### 4. Riley Park Neighbourhood Improvement Program Six-Month Progress Report No. 2

The Director of Planning reports as follows:

##### INTRODUCTION:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning studies and actions as well as various citizens' initiatives to improve the Riley Park Community. The purpose of this report is to describe progress made to date on implementation of this Concept Plan.

It is a requirement of C.M.H.C. that progress reports on N.I.P. Implementation be prepared at six-month intervals. Implementation for Riley Park N.I.P. is scheduled over up to five six-month intervals between August, 1977 and January, 1980 for which Administration funding is Appropriated. This report covers progress through the second six-month interval to 31 July, 1978.

##### PROGRESS ON PROJECTS:

Attached as Appendix I to this report is a summary outline of the status of all works by the staff and the Riley Park Citizens' N.I.P. Planning Committee for the improvement of Riley Park. This summary provides an overview for Council of the amounts allocated and appropriated to date for each N.I.P. project, the time interval in which report to Council on each item is scheduled and additional notes to provide an indication of the extent of work to date on each project.

The focus of staff activity during this six-month interval has been on:

- project implementation of highly visible improvements especially to Schools, Parks and the Main Street commercial area;
- early project development where large N.I.P. investment and/or complex arrangements/agreements are required, including the Recreation Complex Additions, Neighbourhood House/Youth Centre, Library and Community Vans;
- analysis of emerging planning issues as per the N.I.P. Terms of Reference, including Professional Baseball in Bailey Stadium, proposed closure of 23rd Avenue at Tupper School, the Quebec St. Townhouses Proposal and other pending new developments; and
- continuing promotion and processing of R.R.A.P. applications.

The motivation for work during this six-months has been to get visible projects on the ground as a stimulus for private sector investment in neighbourhood improvement; to start work early on projects that will be time consuming to complete; and, to provide City Council with information about area conditions and opinions relative to local issues from active citizens and staff that are "in the field".

Local resident volunteer activity has grown in volume, scope and sophistication during this six-month period. Citizens' activities have included:

- continued strong participation on a weekly basis in N.I.P. implementation discussions;
- special commitments to design and work teams for Main Street Beautification, Recreation Complex Additions, Fieldhouses Renovation and Bailey Stadium;
- local improvement petitioning for upgrading of streets;
- assisting staff in planning events such as design-ins, information meetings, projects publicity, etc.;
- close work with police on specific police problems;
- formation of a Neighbourhood House Society which is working on many programs to meet local social and recreation needs;
- initiation of programs to deal with youth unemployment; and
- developing indigenous community leadership and organizational skills.

Cont'd.

Clause 4 Cont'd

Several major N.I.P. projects are pending for which a strategy for implementation is being developed based on Council comments at the time of Approval of the N.I.P. Concept Plan. These include:

- A. Neighbourhood House/Youth Centre - The combination of these facilities is being considered as a means of minimizing operating costs while providing the community service. The recently formed Neighbourhood House Society is also attempting to develop operations arrangements that would not depend on a major City financial commitment to open the facility. These proposals for implementation will be reported to Council in late-1978.
- B. Storefront Library - The Citizens' Planning Committee has presented its ideas for this project to the Vancouver Library Board who have approved the project in principle subject to City Council consideration of the Board's upcoming budgets. Implementation of this project will depend upon the outcome of these budget considerations.
- C. Riley Park Recreation Complex Additions - Preliminary design of the Additions is completed. This project is proposed for shared capital funding that has been committed as follows:
  - funds are formally earmarked in the Park Board's Supplementary Capital Allocation for 1978;
  - N.I.P. funds are earmarked in principle subject to Council Appropriation when other funding is secured; and
  - application for funding from the Provincial Recreation Facilities Grant Program has been made by the City and an announcement on this funding is expected shortly.

Upon receipt of the Provincial commitment the total project will be reported to City Council for approval of design and N.I.P. Appropriation.

**FUNDING COMMITMENTS:**

At the time of the N.I.P. Progress Report #1 (February, 1978), N.I.P. Appropriations had been achieved in the amount of \$118,290.00. At the present time Appropriations have been achieved totalling some \$586,000.00. In addition, the initiatives of local residents to deal with local social problems have led to a commitment of over \$75,000.00 and a pending commitment of a further \$100,000.00 in programming grants from sources other than the City of Vancouver. Various agencies have also committed staff or are agreeable to committing staff to reinforce the self-help efforts of local people.

**OBSERVATIONS ON IMPACTS TO DATE:**

Overall, the work to date has begun to have a clear positive impact on the physical and social environment of Riley Park. Longstanding physical inadequacies in parks, schools and public space are being resolved. The degree of cooperation among local people and groups has increased substantially as evidenced by increases in volunteerism for community service and the number of programs that are now jointly sponsored and run by several or all local organizations.

Implementation of Riley Park N.I.P. spending and neighbourhood improvement is essentially occurring on schedule.

**RECOMMENDATION:**

The Director of Planning submits the foregoing Progress Report for the information of City Council and recommends:

THAT City Council submit this Riley Park N.I.P. Six-Month Progress Report #2 to the Federal and Provincial Governments for Information.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Outdoor Uses on Commercially Zoned Lands

The Director of Planning reports as follows:

"For many years in all Commercial District Schedules of Zoning and Development By-law No. 3575, it was required, as a condition of use, that 'every business or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a gasoline service station, subject to the provisions of Section 11.10 of this By-Law'. Section 11.10 prescribes specific conditions for development of a gasoline service station.

Approximately six years ago the C-5 Commercial District Schedule was amended to permit outdoor restaurants. It was then the intention to pursue a similar amendment in the remaining Commercial District Schedules which would permit outdoor restaurants and the display of ancillary flowers and plants. Due to other priorities, these amendments were not proceeded with.

In 1975 and 1976 several new District Schedules were enacted (including the C-2B, C-2C, C-2C1, HA-1, and HA-2 District Schedules and also CD-1 By-Law No. 5016 applicable to Cedar Cottage) which did permit outdoor restaurant facilities and the display of flowers and small plants. Amendments to the remaining Commercial District Schedules to incorporate this provision were not undertaken at the same time and it is desirable to amend the Zoning and Development By-law to permit such outdoor uses in appropriate District Schedules.

It is also felt to be desirable to permit the outdoor, on-site display of other goods, subject to approval by the Director of Planning. The outdoor display (but not storage) of various other retail goods could assist in creating exciting, pedestrian-oriented commercial areas. Conditional approval is felt to be warranted to ensure that the location and types of display do not adversely affect the adjoining properties.

In the Downtown and West End Districts, where all uses are conditional, the Official Development Plans allow for certain outdoor uses and no amendment is required. Since it is impractical for many industrial uses to be conducted within a totally enclosed building, this requirement does not appear in the Industrial Zones. A provision which will allow the outdoor display of various retail goods and will permit outdoor parking, loading and restaurant use is desirable and considered compatible in the various commercial districts, the Cedar Cottage CD-1 area, the Downtown Eastside CD-1 area and the Chinatown and Gastown Historic Areas. Amendments are required to effect this change.

It is therefore RECOMMENDED that:

- A. The Director of Planning be instructed to make application to amend the C-1, C-2, C-2B, C-2C, C-2C1, C-3A and HA-1 and HA-2 Districts in Zoning and Development By-law No. 3575 and CD-1 By-laws Nos. 4917 and 5016 (being the Downtown Eastside and Cedar Cottage areas respectively) to permit outdoor parking and loading facilities, gasoline service stations subject to Section 11.10, restaurants and the display of flowers, plants, fruits and vegetables and also permit, with approval by the Director of Planning, the outdoor display of other retail goods.
  - B. This application be referred direct to a Public Hearing"
- The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.





Manager's Report, August 11, 1978 . . . . . (BUILDING: A-4 - 7)

Clause 6 Cont'd.

Of the twenty-five (25) checked:

- 3 are at the construction framing stage
- 1 is being gyproced
- 4 are completed but vacant
- 17 are occupied.

Of the seventeen that are occupied nine were found to be illegally occupied as four-plexes. Letters have been sent to the owners requesting the use of the building be restored to a two family dwelling. Failure to comply with these requests will initiate normal enforcement action.

Revisions to either the Building or Zoning and Development By-law to prohibit the installation of summer kitchens, bar sinks in recreation rooms or the number of bathrooms in a building is considered too restrictive and not practical. It should be pointed out, however, that summer kitchens, recreation rooms, etc., are the precise areas that are converted into illegal living quarters.

The feasibility of having a covenant registered against the title of the land has been investigated but this would create additional cost and is not considered an improvement over the enforcement of the Zoning and Development By-law. The only effect this may have is that a prospective purchaser would have another source of knowing the approved use of the building.

The conversion to an illegal fourplex involves some construction work (partitions, plumbing, electrical) which is often carried out without permits. In cases where it can be proved that a contractor has been involved, the contractor could be asked to appear before Council to show cause why his business licence should not be suspended. In cases where the building was owned by a developer who authorized the changes, the developer could be asked to show cause. In many cases, neither action will be possible.

The Director of Planning advises that he has been concerned with this problem for several years and in December 1976, carried out a survey of Building Permits issued during the summer of 1976. Of the approximately 300 drawings approved for construction, additions, and/or alterations to one and two-family dwellings, slightly over 35% indicated that with a minor change, i.e. additional doors, sinks, etc., the basement could be converted to additional units. The Department of Legal Services advised him that, provided the application was for a one or two-family dwelling and was in compliance with the Zoning and Development By-law, there was no alternative but to issue the permit as no infraction of the Zoning and Development By-law occurred until the illegal suite was occupied, then becoming an enforcement problem.

The Director of Planning contacted Toronto, Winnipeg, Calgary, and neighbouring municipalities regarding the method of controlling illegal suites. He found this to be a common problem in all major urban areas and in all cases those contacted, stated that control is exercised through enforcement procedure.

RECOMMENDATION

The Acting Director of Permits and Licenses recommends:

- (A) That the Acting Director of Permits and Licenses institute more frequent occupancy inspections for more rigid enforcement of the Zoning and Development By-law in certain types of buildings.

Cont'd.

Clause 6 Cont'd.

- (B) That where a developer or contractor is found to be responsible for altering a building to an illegal use that the developer or contractor be requested to appear before Council to explain his actions and show cause as to why his license should not be suspended or revoked."

The City Manager notes that the survey has shown that Council's suspicion was justified. A substantial fraction of the units that are occupied are being used as illegal fourplexes. A similar survey conducted among "Vancouver Specials" in RS-1 areas would likely show an equally high incidence of illegal duplexes.

The City Manager does not expect recommendations (A) and (B) above to solve most of the problems. The best course would be to prevent the construction of "pseudo-duplexes" in the first case, but staff have not found a way to do this without imposing unreasonable controls on the design of all private residences.

The City Manager RECOMMENDS that recommendations (A) and (B) of the Acting Director of Permits and Licenses be approved.

FOR ADOPTION SEE PAGE(S) 705 & 706

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Smilin' Buddha Cabaret, 109 East Hastings Street

On November 29, 1977, Mr. Macey, solicitor for the owner of the Smilin' Buddha, Mr. Jir, appeared before Council to show cause why the license for the Cabaret should not be revoked because of poor management with respect to drunkenness of patrons and unsatisfactory conditions of the premises. Council deferred action on the matter until January 17, 1978 at which time another report was considered. The report from the Police and Health Departments at that time was more favourable and Council approved a recommendation that the matter be reviewed in six months.

The Acting Director of Permits and Licenses reports as follows:

"The following reports have been received from the Police and Health Departments regarding the Smilin' Buddha Cabaret:

Police Department

'Please be advised that the premises known as the SMILIN' BUDDHA CABARET have been checked continuously by the officers of District #2 and they report that Mr. Lashman, the owner of the cabaret, has attempted to run an orderly business. He has done some minor alterations and there have been no incidents of fights or drunks frequenting the cabaret. However, the officers have pointed out that the current beer strike has curtailed the amount of business being conducted at this location.

Therefore, it's the opinion of the District 2 officers that Mr. Lashman is living up to his agreement as stated before the City Council.'

Health Department

'Inspections carried out since January 9, 1978 have revealed the following:

- the premises has been painted and during the last inspection conducted June 16, 1978 the floor was being prepared for new carpets.
- the glasswashing machine and bar area have been found to be satisfactorily maintained.
- the public washrooms were found to be in need of improved maintenance during the last inspection and orders were given to correct this condition.

The overall aesthetic qualities of the premises have improved since January 1978.'

RECOMMENDATION

In view of the improvement shown in the operation of this cabaret the Acting Director of Permits and Licenses RECOMMENDS this report be received by Council with the understanding that a report will be submitted if further problems occur.

The City Manager RECOMMENDS the recommendation of the Acting Director of Permits and Licenses be approved.

A-7

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERSRECOMMENDATION1. Investment Matters (Various Funds) June 1978

The Director of Finance reports as follows:

(a) Security Transactions during the month of June 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
June 1	Mercantile Bank of Canada	June 2/78	\$ 2,500,530.82	\$ 2,500,000.00	1	7.75
1	Vancouver City Savings Credit Union	June 5/78	2,001,753.42	2,000,000.00	4	8.00
1	Vancouver City Savings Credit Union	Sept.29/78	1,542,410.96	1,500,000.00	120	8.60
2	Bank of British Columbia	June 6/78	2,001,317.26	2,000,000.00	4	6.01
2	Bank of British Columbia	Sept.15/78	2,048,156.16	2,000,000.00	105	8.37
5	Vancouver City Savings Credit Union	Sept. 5/78	1,021,298.63	1,000,000.00	92	8.45
6	Toronto Dominion Bank	July 28/78	1,011,753.42	1,000,000.00	52	8.25
6	Vancouver City Savings Credit Union	Sept. 6/78	1,021,172.60	1,000,000.00	92	8.40
8	Mercantile Bank of Canada	Sept.18/78	1,023,390.14	1,000,000.00	102	8.37
13	Mercantile Bank of Canada	July 25/78	500,000.00	495,326.30	42	8.20
13	Mercantile Bank of Canada	Aug. 2/78	500,000.00	494,412.45	50	8.25
15	Canadian Imperial Bank of Commerce	Oct. 2/78	1,025,174.52	1,000,000.00	109	8.43
15	Toronto Dominion Bank	Aug. 1/78	2,526,590.41	2,500,000.00	47	8.26
19	Toronto Dominion Bank	June 22/78	500,297.95	500,000.00	3	7.25
20	Bank of Montreal	June 22/78	500,171.23	500,000.00	2	6.25
20	Royal Bank of Canada	June 21/78	1,500,246.58	1,500,000.00	1	6.00
21	Royal Bank of Canada	June 22/78	996,084.80	995,852.89	1	8.50
21	Toronto Dominion Bank	Aug. 1/78	1,513,479.45	1,500,000.00	41	8.00
21	Royal Bank of Canada	June 22/78	2,500,410.96	2,500,000.00	1	6.00
22	Canadian Imperial Bank of Commerce	June 23/78	1,978,834.12	1,978,373.40	1	8.50
22	Bank of Montreal	Sept.15/78	2,038,890.41	2,000,000.00	85	8.35
22	Toronto Dominion Bank	Aug. 14/78	1,517,642.47	1,500,000.00	53	8.10
22	Canadian Imperial Bank of Commerce	Aug. 15/78	1,000,000.00	988,057.23	54	8.17
26	Bank of Montreal	June 27/78	1,000,082.19	1,000,000.00	1	3.00
27	Banque Canadienne Nationale	Aug. 3/78	504,054.79	500,000.00	37	8.00
27	Vancouver City Savings Credit Union	Aug. 8/78	504,717.81	500,000.00	42	8.20
27	Vancouver City Savings Credit Union	Sept.15/78	2,037,041.10	2,000,000.00	80	8.45
28	Toronto Dominion Bank	July 14/78	1,998,780.07	1,992,273.80	16	7.45
29	Bank of Nova Scotia	Aug. 18/78	505,479.45	500,000.00	50	8.00
29	Bank of Nova Scotia	Sept.22/78	2,039,123.29	2,000,000.00	85	8.40
29	Banque Canadienne Nationale	Aug. 17/78	505,369.86	500,000.00	49	8.00
30	Bank of British Columbia	Oct. 13/78	3,072,924.66	3,000,000.00	105	8.45
			44,937,179.53	44,444,296.07		

Continued . . . . .



MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 3)

Clause No. 2 Continued

<u>Source of Revenue</u>	<u>1978 Estimate</u> \$	<u>1978 Revised Estimate</u> \$	<u>Increase or (Reduction)</u> \$
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Grants in lieu of taxes

Comprised of the following:

Receipts in lieu of taxes

B.C. Telephone Co.	707,475	745,104	37,629
Vancouver Cablevision	96,000	109,127	13,127

These revenues to the City are calculated as a percentage of the payors' prior years revenues, which were higher than originally estimated.

Tax Grants -Federal Properties

Crown Dominion Properties	1,185,536	1,446,294	260,758
Canadian Broadcasting Corp.	540,160	512,860	(27,300)
Teleglobe Canada	26,940	21,066	(5,874)

Tax Grants Federal Housing Schemes

C.M.H.C. Housing Projects	1,418,768	1,330,742	(88,026)
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With the new Assessment Legislation, taxes payable for individual properties have experienced increases or reductions in excess of the average tax increase. The foregoing changes in tax grants-Federal properties, including Federal housing schemes, reflect the assessment changes.

Tax Grants Provincial Properties

Insurance Corporation of B.C.	270,250	300,441	30,191
B.C. Liquor Administration Branch	153,930	201,094	47,164
Workers Compensation Board	-0-	114,742	114,742

The foregoing increases in tax grants on the L.A.B. & I.C.B.C. properties result from an increase in the assessed value arising out of the new Assessment legislation. The change in the taxable status of the Workers Compensation Board properties from taxable to exempt resulted in an increase in tax grants. The reduction in property taxes is already reflected in the General Property Tax Revenue.

Service and Inspection Fees and Licenses

The value of building permits issued to the end of June is about 79% of the comparable figures for 1977. A preliminary review of revenues from building permits and inspection fees suggests that the revenue estimates from these sources may have to be reduced. However, no action will be taken on this until the September Review, when more information will be available.

Net Increase in Revenue

\$ 382,411Expenditure VariationsSundry Rental Disbursements

<u>Harbour Park Properties</u>	\$ 148,618
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The City is leasing the Harbour Park Properties from the National Harbours Board and is responsible for paying both the annual rent on the property and the annual property taxes which, for 1978, amount to \$69,166 and \$79,452 respectively, totalling \$148,618, which was omitted from the 1978 budget.

Continued . . . . .

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 4)

Clause No. 2 Continued

Public Library \$ 48,228

The Public Libraries 1978 budget submission omitted to include five staff positions in the cataloguing division previously approved by Council for a 1978 total of \$48,228 including fringe benefits.

Health Department

Pine Street Clinic, Youth Health Services \$ 2,776

To adjust for carry forward of the 1977 unexpended balance omitted from the starting budget, and to adjust for recovery from the Provincial Government, currently understated in the budget.

Civic Theatres \$ 2,600

To fund the increased cost of stage lighting replacement light globes.

Departmental Reviews, Various Departments

City Council, on July 25, 1978, when considering the report of the Standing Committee on Finance and Administration dated July 13, 1978 passed certain resolutions respecting 1978 operating budget reductions in the following departments, resulting in net reductions in expenditures as indicated:

<u>Department</u>	<u>Amount of Reduction</u>
<u>City Planning Department</u>	\$ (34,808)
<u>Finance Department</u>	-0-
The Finance Department submitted proposed budget cuts in three categories, Budget Cuts assured (\$52,030), Budget Cuts likely (\$39,000), and Budget Cuts a possibility (\$48,020). Of these, the reduction of \$52,030 is already reflected in the 1978 budget, with the balance to be further reported upon to Council by the Department.	
<u>Engineering Department</u>	\$ (58,000)
<u>Social Planning Department</u>	-0-
Social Planning's required reductions were, as reported to Council, achieved by a reduction of \$18,430 at budget review, prior to Council's approval of the 1978 operating budget. The balance of the required reduction will be achieved subsequent to the 1978 fiscal year.	
<u>Park Board</u>	\$ (55,085)
<hr/>	
Total 1978 reduction at this time resulting from the departmental reviews of the foregoing departments	\$ <u>(147,893)</u>
Net Increase in Expenditures	\$ <u>54,329</u>

Continued . . . . .

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 5)

Clause No. 2 Continued

Transfers of Appropriations in Excess of \$500

The following departmental transfers were approved by City Manager Minutes of Authorization and are reported to Council for information:

Permits & Licences Department

From	6709/301	Engineers & Plan Checkers Salaries	\$ 2,500
To	6741/721	Training, Communication Programme	2,500

To fund a training/communication programme for members of the Development Division.

From	6701/1	Administrative & Clerical Salaries	\$ 2,567
To	6741/715	Word Processing Equipment	2,567

To fund the cost of an additional printer to augment the existing word processing installation, to handle the increased volume of work being processed.

Police Department

From	6512/255	Telephone Installations	\$ 1,500
To	6508/220	Data Processing Services	1,500

To fund the installation and rental costs of a computer terminal for the extracting of information relating to specific items such as police overtime, compensating time earned, etc.

Engineering Department

From	8005/602	Salaries, Dept. Services & Sewers Div.	\$ 500
To	8002/327	Drafting Supplies and Services	500

To purchase drafting supplies to equip a new position of Civil Engineer II to deal with local area planning matters.

Law Department

From	7090/953	Sundry Legal & Technical Costs	\$ 7,488
To	7061/698	Office Equipment	7,488

To fund the cost of an additional Mag card typewriter to handle the increased volume of work being handled by this process.

Report on Personnel Increases

Council, at its meeting February 21, 1978 passed the following resolution:

"That the Director of Personnel Services report to the Finance Committee on personnel increases, concurrent with the June and September budget review report."

The following are the full time inside positions added during the period January 1, 1978 to June 30, 1978.

<u>Department</u>	<u>Division</u>	<u>Classification</u>	<u>No. of Positions</u>	<u>Remarks</u>
FINANCE	Revenue and Treasury	Clerk III	1	CC Jan 24/78 - formerly a temp. position
	Accounting	Asst. Comptroller of Accounting	1	CC April 4/78

Continued . . . . .



MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 6)

Clause No. 2 Continued

CITY PLANNING		Heritage Officer	1	CC May 2/78
CIVIC THEATRES		BSW I	3	CC May 2/78 - previously casual
FIRE		Asst. Chief	1	CC May 30/78
HEALTH	Home Care	CHN I	4 )	CC May 30/78 - provincially funded
		Physiotherapist	1 )	
		C/T II	1 )	
PARKS	Aberthau & Jericho Gym	BSW I	1	CC Feb 7 -formerly part-time casual
	Van Dusen Gardens	Td Foreman I	1	CM April 6/78 reclass. of outside sub-foremen
	Vancouver Aquatic Centre	Swim Instr Attd't	1 )	(1977 negotiations classified May 4 1978 - formerly Schedule B casual
		Indoor Pool Attd't	1 )	
			)	
	Sanitation	Operations Clerk	1 )	CC June 13/78 offset by abolish ing 2 sub-foremen 1 labourer I
			)	
			)	
	Sunset Nursery	Driver - light delivery	1 )	
	Stores	Clerk II	1 )	
		Clerk II	1 )	
	Grandview CC	Community Recreation Youth Worker	1 )	CC April 6/78 - formerly temp.
	Strathcona CC	"	1 )	
	Thunderbird CC	"	1 )	
TOTAL			24	

As can be determined from the remarks column, there are only 4½ actual new positions added. In future, this data will be segregated in columnar form to more clearly show actual staff increases.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

A. The 1978 Revenue and Expenditure appropriations be adjusted as follows:

<u>Revenues</u>		<u>Appropriation Increase(Reduction)</u>
<u>Grants in lieu of taxes</u>		\$ 382,411
Grants in lieu of taxes	\$ 50,756	
Tax Grants, Federal Properties	227,584	
Tax Grants, Federal Housing Schemes	(88,026)	
Tax Grants, Provincial Properties	<u>192,097</u>	
Net Increase in Revenue		\$ <u>382,411</u>

Continued . . . .

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 7)

Clause No. 2 Continued

Expenditures

Sundry Rentals Disbursements (Harbour Park Properties)	\$ 148,618
Public Library	48,228
Health Department	2,776
Civic Theatres	2,600
City Planning Department	(34,808)
Engineering Department	(58,000)
Park Board	(55,085)
Net Increase in Expenditures	\$ <u>54,329</u>
Increase in Revenues over Increase in Expenditures	\$ <u>328,082</u>

- B. The increase in revenues over expenditures estimated at \$328,082 be transferred to the Current Surplus on Revenue Account."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

3. Incorporation of a Society - Health Department

The Medical Health Officer reports as follows:

"The Health Department is making application to the Registrar of Companies to incorporate a society, the objects of which are:

- (a) To promote applied research into community health issues, including environmental, clinical, and organizational matters;
- (b) To conduct research on specific topics related to the above;
- (c) To establish a resource centre for scientific and educational materials related to community health research;
- (d) To foster the application of modern scientific knowledge to the field of community health practice;
- (e) To do everything incidental and necessary to promote and gain the foregoing objects through the Province of British Columbia.

The proposed name of the society is the

"Vancouver Society for Evaluation and Research in Community Health".

The prefix 'Vancouver' (or some geographic, or proper name alternative) is required by the Registrar of Companies.

The Medical Health Officer recommends that approval be given to incorporate under the Societies' Act the Vancouver Society for Evaluation and Research in Community Health."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

Continued . . . .

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 8)

#### 4. Revised Schedule of Rates for Refuse By-law

The City Engineer reports as follows:

##### "1. Proposed Changes to Refuse By-law

The rates currently being charged for disposal of refuse (By-law 4531), were last adjusted effective July 1, 1977. A current review indicates that revisions are required for certain of the charges because of increased costs. An explanation of rate changes or additions is included in this report.

It is therefore proposed that the following changes be made to the Refuse By-law rate structure, effective 1 September, 1978.

##### SCHEDULE "A" - Rates for Disposal of Refuse

	<u>Present Rate</u>	<u>Proposed Rate 1 September, 1978</u>	<u>Increase</u>
Disposal of Refuse			
(a) Loads 500 lbs. or less	\$0.75	\$1.00	25¢
(b) Loads over 500 lbs. and less than 1,000 lbs.	\$2.00	) \$0.26 /100 lbs.	8.3%
Loads over 1,000 lbs. and less than 2,000 lbs.	\$4.00	)	
Loads over 2,000 lbs.	\$0.24 /100 lbs)		
(c) Special disposal	New rate	\$50 /hr. (min. 1 hour) plus regular disposal charge	

##### Explanation of Rate Change

##### Disposal

It is necessary to revise the present disposal charges because of increased costs resulting from inflation and additional operating costs from increased requirements of the Provincial Pollution Control Branch. The City operates the landfill under a permit issued by the Pollution Control Branch, dated 22 December, 1977. The terms of the new permit add to the cost of operating this disposal site and will be reflected by increased charges in the future as additional operating and capital costs occur.

The Royalty paid to the Municipality of Delta is also included in the disposal charges. This royalty is increased by 5% per year over the life of the 20 year operating contract between the City and Delta.

- (a) The charge for disposal of a small quantity of refuse, i.e. 500 pounds or less has been increased by 25 cents. This provides those who wish to dispose of small quantities an opportunity to do so at a reasonable cost. The last adjustment to this charge was made effective 1 January, 1976.
- (b) The flat charge of \$2.00 for loads between 500 and 1,000 pounds, and \$4.00 for loads between 1,000 pounds and 2,000 pounds, has been eliminated. Charges will be based on actual weight in 100 pound increments at \$0.26 per 100 pounds. New equipment being installed at the disposal site weigh scales will permit charging on the basis of small increments, which is a more equitable method than flat rating, and eliminates the sudden jumps in the charge which result when using a flat rate within large weight ranges.
- (c) A new special disposal charge is proposed. The City is frequently asked to provide special disposal for condemned goods, or material requiring certified disposal. The cost of this service is high in that equipment and staff must be diverted from their regular work to dig a hole, crush themmaterial involved, then replace and compact the fill material to prevent unauthorized removal. The proposed charge is to reimburse the City for the extra cost involved.

Continued . . . . .

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 9)

Clause No. 4 Continued

" 2. Suggested Surcharge for Use of Disposal Site

The City Council approved the following recommendation of the Standing Committee on Finance and Administration:

"THAT the Director of Finance and the City Engineer be requested to report to the Committee on the feasibility of an additional surcharge to be levied on private contractors when using the Delta dump."

A review of the use made of the City's disposal site by the larger private contractors indicates that the largest operator does not use this site, four others do use the City site but not exclusively. The prime reason for this variation in usage is that most private contractors collect from locations throughout the lower mainland and use the disposal site most convenient for their operation in order to reduce travel time.

Approximately \$2100 per month is charged, in disposal fees, to the above-noted private contractors whose service is similar to the City's. It is considered that a surcharge on this level of business would not be of value to the City at this time.

The City Engineer RECOMMENDS that:

- A. the above schedule of Refuse By-law rate changes be approved effective 1 September, 1978.
- B. The Director of Legal Services prepare the necessary by-law.
- C. No action be taken to institute a surcharge on private contractors using the City's Disposal Site."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Funding for Replacement of Ice-Conditioning Machines

The Superintendent of Parks and Recreation and the City Engineer report as follows:

"BACKGROUND

The Park Board presently own and operate seven ice-conditioning machines with one located at each of seven ice rinks. These machines, sometimes referred to as "Zamboni" which is a trade name, are essential for making good quality ice in a short period of time. The use of these self-contained ice conditioners has made it possible to schedule more events in an ice rink in a day simply because the ice can be reconditioned in about 15 minutes, rather than 45 or more minutes required to do a reasonable job manually. In addition, the ice surface produced by an ice-conditioning machine is superior to that produced by manual methods.

Most Park Board ice rinks are programmed from about 06:00 hours through to 01:00 hours. The scheduled break between sessions is short (about 15 minutes) based on the time it takes to recondition the ice using an ice-conditioning machine. If an ice conditioner breaks down, the job is done manually, subject to the availability of staff. The result is that some or all programs have to be cancelled and/or re-scheduled. If an ice conditioner is down for more than a day, total closure of the ice rink may become necessary.

Unscheduled repairs to an ice conditioner which results in downtime during the ice rink's operating hours will produce:

- a) A loss in revenue
- b) Inconvenience and annoyance to the users, particularly those who have travelled from out of town for scheduled events. Consequently it is important to ensure that downtime is minimized on these machines.

Continued . . .

Clause No. 5 Continued

" ECONOMIC ANALYSIS

The Park Board's fleet of seven Zamboni ice conditioners is as follows:

<u>Unit #</u>	<u>In Service Date</u>
7397	July 1963
7399	June 1964
7398	Aug. 1967
7396	Jan. 1968
7692	Oct. 1975
7393	Oct. 1975
7395	May 1976

The Engineering Department has been keeping computerized maintenance records on these machines since 1973. Using these records we have attempted to ascertain the most economic operating life for this type of equipment and the optimum fleet size.

Fleet size is a function of the type of service required from the equipment. If downtime does not pose an operating problem then spare equipment is not necessary. However, in this application downtime does affect the operation and downtime is directly related to equipment age.

Using the five years of maintenance records, the effect of downtime, and obsolescence, we have established a ten-year economic life on this type of equipment.

The effect of this ten-year economic life on our fleet age mix will produce dollar savings in operating and maintenance as well as increased revenue because of reduced downtime.

FINANCING

This equipment is not part of the Truck and Equipment Replacement Program and, therefore, replacement funds are usually provided via General Revenue Budget. Funds were requested for the replacement for two machines from the 1978 Budget, however, the Park Board was asked to remove this request for funds from the Budget and prepare a separate report to justify these funds from Contingency Reserve

RECOMMENDATION

The Superintendent of Parks and The City Engineer RECOMMEND:

- A. That the economic life of these ice conditioners be budgetted on a ten-year economic life subject to confirmation at the time replacement of each machine is required.
- B. That units #7399 and #7397 (14 and 15 year old machines) be replaced as soon as possible.
- C. That \$70 000 be provided from Contingency Reserve to finance the replacement of the above two ice conditioners.
- D. That these ice conditioners be made part of the Truck and Equipment Replacement Fleet so that all future replacements can be financed from the Truck and Equipment Plant Account if possible."

The City Manager RECOMMENDS that the above recommendations of the Superintendent of Parks and Recreation and the City Engineer be approved.

MANAGER'S REPORT, August 11, 1978 . . . . . (FINANCE: A-7 - 11 )

6. Heather Marina Rates and Operating Budget

The Director of Finance reports as follows.

"The Heather Marina is an asset of the Property Endowment Fund and forms part of the Property Endowment Fund False Creek total investment.

The rate structure for the Heather Marina has never been approved by Council but has been dealt with by the Property Endowment Fund Board. However, it is doubtful that the Board has the authority to approve the rate structure unless that authority is so delegated by City Council. Inasmuch as the Heather Marina has no effect on the City's operating budget and the rate structure is essentially set on a market basis, it would appear reasonable for Council to delegate to the Property Endowment Fund Board power to approve the operating budget for the Marina and its concomitant rate structure. If Council was interested, the information could be reported for information.

This matter was discussed at the last meeting (July 13th, 1978) of the Property Endowment Fund Board and it was agreed to recommend to Council

THAT the power to approve the operating budget of the Heather Marina and the marina rate structure be delegated to the Property Endowment Fund Board."

The City Manager RECOMMENDS approval of the recommendation of the Property Endowment Fund Board.

FOR ADOPTION SEE PAGE(S) 707

MANAGER'S REPORT, AUGUST 11, 1978 . . . . . (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION AND CONSIDERATION

1. Higher Starting Salary - J. M. Karlberg, Speech  
Therapist, Health Department

The Director of Personnel Services reports as follows:

"The position of Speech Therapist I was posted June 6, 1978. The one qualified candidate is Ms. J. M. Karlberg. Ms. Karlberg received her M.A. in Speech Pathology in 1974 from Western Washington State University and has four years experience including two and one-half years in private practice. Reference information is very positive and indicates that Ms. Karlberg would be a suitable candidate for the Health Department.

Ms. Karlberg does not wish to accept a salary less than the third step (\$1489) of Pay Grade 23. It is recommended that because of the shortage of well trained personnel in the Speech Pathology field and the qualifications of the candidate that a starting salary of \$1489 per month be granted.

This starting salary will necessitate a change in salary for one other City employee who is presently at the base rate but would receive the second step of the range August 2, 1978. This employee has the same experience as Ms. Karlberg and thus it is recommended that she be advanced from the second to the third step of the range.

The Comptroller of Budgets and Research advises that funds for the higher starting salary and the increase in salary of one other employee are available within the Departmental budget.

In 1972 Council reviewed various discretionary powers of the then Board of Administration. At that time, the Board was granted authority to approve a starting rate for a new employee above the first step in the salary range as long as no existing employee was affected. Situations such as this one where the salary of a present employee is being raised are quite infrequent. However, Council may now wish to delegate the matter of higher starting salaries to the City Manager without the previous qualification."

The City Manager RECOMMENDS:

- A) Appointment of Ms. Karlberg at the third step of Pay Grade 23.
- B) Advancement of one other speech pathologist from second to third step of Pay Grade 23.

The City Manager submits for CONSIDERATION of Council:

- C) Delegation to the City Manager the power to approve starting rates above the first step whenever he deems this necessary.

RECOMMENDATION

2. Employee Assistance Program

The City Manager reports as follows:

"At its meeting on November 1, 1977 City Council approved the following recommendations in a City Manager report entitled "Possible Employee Assistance Program":

cont'd.....

MANAGER'S REPORT, AUGUST 11, 1978 . . . . . (PERSONNEL: A8 - 2)

Clause No. 2 continued:

'A. Council authorize staff to participate in a joint labour-management committee to develop a proposed Employee Assistance Program.

B. Council instruct the City Manager to prepare a report outlining the proposed operation; costs and benefits of the program as developed by the committee for Council decision on program implementation.'

A copy of the full November report is attached hereto for the convenience of Council (See Attachment 'A').

The Joint Union-Management Committee was formed shortly thereafter and met frequently over the ensuing months. It consisted of representatives of the major Unions, and management staff from the Police, Fire, Engineering, Personnel and Health Departments. The Committee was co-chaired by the Deputy City Manager and the C.U.P.E. representative. Mr. J. Stimson of the B.C. Ministry of Health's Alcohol and Drug Commission attended all meetings. Because of his wide experience in helping other large employers to establish similar programs, his assistance and advice were invaluable.

As a result of these meetings, terms of reference for the Program were developed and are included in this report as Attachment 'B'. These terms of reference have been reviewed by all the Unions who have collective agreements with the City and the Park and Police Boards, and have received their endorsement. (Formal approval has not yet been received from the Vancouver Public Library Staff Association who are still considering the matter). In addition they have been discussed with Department Heads, all of whom expressed enthusiasm for the Program.

The costs of the Program were originally estimated at \$50,000 per year. The recurring annual costs will not be that great: they consist mainly of the salary and fringe benefits for the proposed new position of "Employee Assistance Program Co-ordinator". Costs in the first year will be more substantial due mainly to the need for training supervisory staff in the nature, purpose and operation of the Program. The Co-ordinator will report to the Director of Occupational Health and will conduct the initial training sessions. A detailed breakdown of the costs follows (Note the Library has been excluded from both the costs and savings figures).

Non-Recurring:

Furniture and Equipment -	\$ 1,200.
Training (Value in staff time - \$43,000) *	
TOTAL Non-Recurring	\$ 1,200.

Recurring:

Salary & Fringe Benefits - Employee - Assistance Program Co-ordinator	\$25,483.
Salary & Fringe Benefits - half-time Clerk-Typist	5,802.
Materials	3,000.
Postage	1,500.
Education Information	2,000.
Miscellaneous	1,500.
Training (Value in staff time - \$4,200)*	-
TOTAL Recurring	\$39,285.

\* The non-recurring Training cost consists of one day's leave with pay for 423 supervisors to attend a familiarization seminar. The recurring cost is for new supervisors to attend the seminar, assuming a 10% turnover rate each year.



MANAGER'S REPORT, AUGUST 11th, 1978 . . . . . (PERSONNEL: A8-3)

Clause No. 2 Continued

If the costs seem substantial, then the potential savings are nothing short of spectacular. The savings figures for alcohol related problems alone were calculated in conjunction with Mr. Stimson on the basis of reported research findings, and actual experience in B.C. It is estimated that between 6% and 8% of all employee populations have work performance problems directly related to alcohol abuse. The detailed figures are based on the lower rate. It is further estimated that problem drinkers cost their employers 25% or more of their annual earnings, depending upon their jobs and experience. Experience has shown that 60% of referrals to an Employee Assistance Program are successful in rehabilitation. In fact the present success rate in B.C. is 74.8%.

Combining all these figures shows that potential annual savings exceed \$950,000 (see attachment C). Even if these figures were out by a factor of 10, the program would still save double its cost.

- \* Although specific departmental budget savings cannot be identified, the Director of Finance, while reviewing the detail of the 1979 and future budgets will provide a reduction in all the salary and wage accounts at least equivalent to the cost of the operations of this program.

The estimated savings do not account for the costs incurred through other job performance problems e.g., family, parent-child, legal, psychological, marital, nor do they include many of the hidden costs attributable to alcoholism such as damaged equipment, spoiled materials, lateness, accidents, etc. Our labour relations would also be improved by the availability of such a program.

In view of the substantial benefits which seem certain to flow from this Program, the City Manager RECOMMENDS that:

- A. Council approve the establishment of an Employee Assistance Program under the direction of the Director of Occupational Health.
- B. The City Manager be authorized to conclude letters of understanding with the Unions concerning the Program.
- C. A new full time position of Employee Assistance Program Co-ordinator and a half-time position of Clerk-Typist be established at an estimated annual cost of \$31,285, both positions to be excluded from Union jurisdiction.
- D. The Director of Personnel Services review and establish the classification of the above positions for report to the City Manager in the usual manner.
- E. Leave with pay of one day each for 423 supervisory staff to attend an introductory seminar be approved.
- F. Funds for 1978, estimated at \$14,294 (does not include cost of leaves with pay) be provided from Contingency Reserve.
- \* G. The Director of Finance be instructed, in preparing the 1979 and future budgets, to make reductions in salary and wage accounts at least equivalent to the cost of the program.

\* Asterisk denotes addition

FOR ADOPTION SEE PAGE(S) 767-710

MANAGER'S REPORT, AUGUST 11, 1978 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. City-owned Land in Area "A", Champlain Heights  
N/S of 58th Avenue east of Kerr Road

The Supervisor of Properties reports as follows:

"City-owned Lots 5,6, and 7, D.L. 334, Plan 13993 situated on the north side of 58th Avenue east of Kerr Road lie within Area "A", Champlain Heights. In 1971, Council set the conditions of development for each site in Area "A" and designated these lots for sale for the development of high-rise (not less than 75 feet) apartment buildings.

In 1974, Council approved in principle the sale of these lots to the Open Bible Chapel Society in exchange for a cash payment and the Society property situated on West Tenth Avenue. However, due to various problems including financing, the Society has officially withdrawn from the exchange arrangement leaving the property free for marketing.

In light of the current overall status of Champlain Heights, the type of development for these lots contemplated in 1971 may no longer be applicable.

It is, therefore, recommended that, prior to marketing these lots for sale, the Director of Planning and the Supervisor of Properties review the present situation in the area with a view to determining the most appropriate type of development for these lots, and report back to Council with their recommendations within six months."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Review - Larwill Park, bounded  
by Dunsmuir, Beatty, Georgia and Cambie Streets

The Supervisor of Properties reports as follows:

"City-owned Block 48, D.L. 541 known as Larwill Park was leased to B.C. Hydro and Power Authority for use as a bus terminal for 10 years from January 1, 1969 with an option to renew for a further 10 years. The rent is subject to review every 5 years.

B.C. Hydro have exercised the renewal option and the rent has been reviewed as provided in the lease agreement. After negotiation the Lessee has agreed that it be increased from \$190,396.43 per annum plus taxes to \$354,145.40 per annum plus taxes as of January 1, 1979.

The Supervisor of Properties is of the opinion that the suggested rent is realistic and in accordance with the terms of the lease agreement.

Therefore it is recommended that for the period January 1, 1979 to December 31, 1983 that the rent be established at \$354,145.40 per annum plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, AUGUST 11, 1978 . . . . . (PROPERTIES: A9 - 2)

3. Consent of Assignment of Lease -  
1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"The property known as 1572 West 4th Avenue, Lots 5-7, Block 250, D.L. 526, situated under the Fir Street ramp, was purchased for the Granville Bridge and is leased to Paulsen Industries Ltd. for a term of five years expiring December 31, 1981.

Application by letter has been received from Paulsen Industries Ltd. to assign the subject lease, for the same use, to Hyatt Industries Ltd. for the remaining term of the lease.

It is recommended that the foregoing request of Paulsen Industries Ltd. to assign their lease to Hyatt Industries Ltd. for the remaining term, expiring December 31, 1981, be approved subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR ADOPTION SEE PAGE(S) 711

**B**MANAGER'S REPORTDATE August 8, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Regulation of Shopping Hours

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

On July 25, 1978, City Council, when dealing with the matter of shopping hours, passed the following motion:

- "1. Council approve the provisions of Recommendation No. 3 on Page 4 of the attached Manager's Report. This will involve a By-law Amendment to do the following:
  - a) require "screening off" of certain items which are excluded from sale during "after hours";
  - b) create a new category known as "souvenir shop" which would be exempt from closing hours under certain conditions.
2. The By-law also provide for exceptions of certain stores in special character areas which may be determined by Council (e.g. Gastown).
3. There be no extension of present retail shopping hours.
4. The Director of Permits and Licenses review the entire retail store situation as far as Sunday openings are concerned to determine those which are clearly in contravention of the provisions of the Lord's Day Act.
5. The Director be instructed to request those stores to cease opening for business on Sundays.
6. Where such warning is ignored, the Director be instructed to proceed with prosecution.
7. The Attorney-General be requested to provide permission for prosecution in all situations where prosecution may be warranted; and should the Attorney-General refuse to grant permission, the Acting Director of Permits and Licenses and the Director of Legal Services will then report to Council pertinent information in respect of the "show cause" procedure.
8. If a store is convicted and continues to operate on Sundays in violation of the law, such store be required to show cause why its business license should not be suspended."

The Acting Director of Permits and Licenses reports as follows:

"The above motion does not deal with the following matters:

1. Statutory Holidays
2. Barber Shops
3. Level of Control and Enforcement
4. Charter Amendments for Character Areas and Sunday Operation

1. Statutory Holidays

The City Manager's Report of March 23, 1978, asked Council if they wished to seek a charter amendment which would allow a by-law to be passed to regulate shopping on Statutory holidays. The charter now requires all shops to be closed on the following holidays:

New Year's Day	Labour Day
Good Friday	Thanksgiving
Victoria Day	Remembrance Day
Dominion Day	Christmas Day
B.C. Day	Boxing Day

At the present time, only stores that sell merchandise which are exempted under the definition of "shop" may open; all other stores must be closed, including corner stores, souvenir stores, craft and specialty stores, etc.

I recommend that an amendment to Section 279A (7) of the Charter be made to permit Council to regulate shopping on statutory holidays and to differentiate between types of businesses, areas and locations within which shopping would be allowed and the power to select which statutory holiday that such rules would apply.

## 2. Barber Shops

At the present time, barber shops must close one business day a week and are not allowed to be open on Thursday and Friday evenings. Not only is this difficult to enforce but it is inequitable since hair-dressing salons may be open six days a week and until 9:00 p.m. on Thursday and Friday. Also unisex hairstylers cater to both men and women.

I recommend that Part II (ie. Sections 5,6 and 7) of the Shops Closing By-law which regulates the hours of barber shops, be deleted. This would have the effect of allowing barber shops to open six days a week and also to 9:00 p.m. on Thursday and Friday.

## 3. Level of Control and Enforcement

In 1951 temporary inspectors were hired to enforce the Shops Closing By-law. On September 20, 1954, City Council passed a resolution releasing these two inspectors and left the enforcement in the hands of the Police Department. Over the years this obviously became a low priority item for the Police Department and in recent years the License Inspectors have become involved, but only on a complaint basis. As pointed out in the City Manager's report "this leads to inequities, since some shops which violate the restrictions may be the subject of complaints, while others are not." Now that Council has decided to retain the Shops Closing By-law then enforcement should follow. Enforcement of the charter requirements for Statutory Holidays should also be provided as well as Sundays. The present license staff can provide this coverage but only on an overtime basis at the present time.

I recommend that one inspector be deployed one evening a week for two hours to check various sections of the City for a trial period of three months after which a report will be submitted outlining the number of violations, action taken, and recommendations as to the level of enforcement required. I also recommend that an inspector be deployed on Statutory Holidays and since Court action cannot be taken at the present time, repeat violators be referred to Council to show cause why their licenses should not be suspended. Inspections on Sundays will also be required to obtain evidence should permission to prosecute under the Lord's Day Act be given by the Attorney General. The estimated cost for this overtime is \$1,000, and is available in the Department budget.

## 4. Charter Amendments for Character Areas and Sunday Operation

### A. Charter Amendment

The July 25, 1978, motion of Council requested a by-law amendment which would allow stores in special character areas (e.g. Gastown) to remain open after hours. As pointed out in the previous report, a Charter amendment is required to give Council authority to pass such an amendment.

It is recommended that Council request that Section 279A (2) of the Charter to be amended to read as follows:

"The Council may by by-law regulate the days and hours of day during which shops may remain open or be closed for business during Monday to Saturday, inclusive; provided, however, that the owner or operator of any shop shall not require any employee to work in any shop on more than five days in any one week. Such by-law may classify shops and may differentiate between classes, areas and locations as to hours and days for opening or closing." (Underlining denotes amendment.)

#### B. Sunday Operation

The charter amendment recommended above would not deal with Sunday store opening and there is no point in requesting the Provincial Government for authority to regulate Sunday shopping, at least until the Attorney-General has completed his study on the matter. In the meantime, Council has instructed the Acting Director of Permits and Licenses to take certain action against stores "which are clearly in contravention of the provisions of the Lord's Day Act." From information obtained from the newspaper and notices on stores as well as Gastown, Chinatown and Robsonstrasse, a list of 141 stores were open on Sundays. This list includes:

lumber dealers	retail clothing
furniture stores	carpet stores
record stores	hardware
large grocery stores	bakery stores
book stores	jewellery stores
shoe stores	art gallery
meat markets	fruit and fish markets
gift stores	

As can be seen from the Lord's Day Act (copy attached), every store that opens on a Sunday in Vancouver is likely in contravention of the Act except a pharmacy (see Section 11 b of the Act). Also, special character areas are not exempt from the Act. Therefore, Council is requested to determine what type of stores should be requested to remain closed and in which areas of the City should no action be taken.

Attached is a chart entitled "Shopping Regulation in the City of Vancouver" which attempts to show the effects of the Shops Closing By-law, Charter and Lord's Day Act.

#### RECOMMENDATION

The Acting Director of Permits and Licenses recommends:

- A. that the Shops Closing By-law be amended to allow Barber Shops to remain open Monday to Saturday inclusive and be allowed to open Thursday and Friday evenings until 9:00 p.m.;
- B. that Council seek an amendment to Section 279A (7) of the Charter which would permit Council to regulate which of the statutory holidays that shopping may be allowed and to differentiate between what types of business, areas and locations, as to hours of opening or closing;
- C. that Council request an amendment to Section 279A (2) of the Charter so that the last Sentence reads:

"Such By-law may classify shops and may differentiate between classes, areas and location as to hours and days for opening or closing."

#### CONSIDERATION

The following is submitted for Council Consideration:

- D. Pending approval of the Charter amendments, Council is requested to determine if enforcement action should be withheld:

.. 4 ..

- i) against stores in certain character areas (e.g. Chinatown, Gastown) which open after hours and on Statutory Holidays;
  - ii) against certain type of stores in other parts of the City (e.g. those exempt under the Shops Closing By-law) that open on Statutory Holidays;
- E. If D(i) and/or D(ii) above is accepted, Council may wish to specify which Statutory Holidays should the closing requirements be enforced;
- F. Should the Lord's Day Act be enforced against all stores in contravention with the Act or should action be withheld against certain types of stores (e.g. those exempt under the Shops Closing By-law and lumber stores) and those in special character areas, such as Gastown, Chinatown, and Robsonstrasse?"

The City Manager RECOMMENDS approval of the three recommendations of the Acting Director of Permits and Licenses, and submits the remaining items for Council's CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 711

C

## MANAGER'S REPORT

DATE August 8, 1978

TO: Vancouver City Council  
 SUBJECT: Liaison with the P.N.E.

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to inform Council of the current status of the expansion plans for the PNE, and to seek further direction from Council.

BACKGROUND

At its meeting on January 24, 1978, City Council considered a report from the Planning & Development Committee concerning the proposed 'Action '78' plan for the PNE. After due consideration, Council passed the following motion:

'THAT the City meet with representatives of the PNE, the Provincial Government, the GVRD, the Parks Board and the City Planning Commission to agree to an appropriate co-operative planning procedure including citizen representation from the area."

Following this a special meeting of Council was arranged on February 28, 1978 to discuss the PNE proposals and the City's comments on them with the PNE Board of Directors. Mr. Swangard, President of the PNE, confirmed that the proposed co-operative planning process fitted in with the PNE's thoughts, and he agreed in principle with Council's motion as listed above. The meeting concluded with the Mayor suggesting that the PNE officials and City staff meet to discuss the initiation of the co-operative planning process. It was noted also that if necessary, a meeting between the City's Planning and Development Committee and the PNE Feasibility Facilities Committee, and including representatives from citizens and the GVRD, could be arranged.

The City Manager arranged a meeting on June 6, 1978 at which Mr. Swangard, President of the PNE and Mr. Loftus, Chairman of the Feasibility Facilities Committee, met with representatives of the Engineering Department, Finance Department, Planning Department, Social Planning Department, and the Vancouver City Planning Commission.

At that meeting it was agreed to set up a PNE Liaison Committee representing the Vancouver City Planning Commission, GVRD, PNE, Parks Board, Engineering Department, Finance Department, Planning Department and Social Planning Department.

MEETINGS OF THE PNE LIAISON COMMITTEE

The Director of Planning was asked to chair the Committee. The first meeting of the PNE Liaison Committee convened on June 21, 1978.

Mr. D. Town, PNE General Manager, updated the Committee on PNE activities and agreed to furnish the Committee with the terms of reference for the consultants preparing the new stadium plans (since received). The PNE has hired N.B.B.J. International Limited and Herbert Challier Architects to prepare an architectural program, concept schematic, and cost estimates. N.D. Lea have been hired to do a traffic study and an economic feasibility study is underway by Ward and Associates. These studies are expected to be completed by the middle of August. (Subsequently, the PNE has arranged for presentations of the studies to be made to the Board meeting on August 16, 1978.)

The Committee then reviewed the major concerns expressed in the City Manager's report considered by Council January 24, 1978. The Committee also discussed the main areas of concern of their respective departments or organizations. Several main issues were identified as requiring immediate attention and it was agreed that the various Committee members listed below would prepare a commentary as follows:



1. Functional review of PNE - Planning Department and VCPC
2. Alternative locations - GVRD
3. Involvement of the local community - Social Planning
4. Timing - Planning Department
5. Economics - Finance Department
6. Liaison process - Planning Department.

On June 28, 1978 the second meeting of the PNE Liaison Committee took place. The PNE and the GVRD were not able to be represented, although the GVRD submitted a letter outlining their response to the question of alternative locations as noted below.

The six major issues identified at the previous meeting were then discussed.

Location of the stadium: A letter from the GVRD was noted indicating that the GVRD could not suggest any alternative sites on public land that would be superior to the PNE, and could not recommend that a study of all possible sites be undertaken at this time (a copy of the letter is attached to this report).

Subsequently, the Committee has received letters from both the City Planning Commission and the Citizens' Ad Hoc Committee (representing the Hastings-Sunrise community) questioning whether the stadium complex should be located at the PNE (copies of these letters are attached). It should also be noted that the PNE has previously stated that it believed it was inappropriate for them to participate in a study of alternative sites.

PNE functions: On this issue the Committee agreed that more information was needed from the PNE. The Chairman has since requested that the PNE make available the management study done for the PNE by Western Management Consultants, but this has not as yet been received.

Involvement of the Local Community: The Committee agreed that the local community should be involved and that a representative group was needed to achieve this.

Subsequently, on July 12, 1978 Social Planning staff attended a meeting of the Ad Hoc Citizens' Committee in the offices of Art Lee, MP. During this meeting the Committee members made it clear that in their opinion the only effective means available to them of affecting the course of the PNE's redevelopment plans is through the rezoning process and that it is only within the context of this process that they are willing to provide review input.

The Ad Hoc Citizens' Committee have submitted a letter outlining their position in more detail (copy attached). This letter includes two points of particular significance:

- the Ad Hoc Citizens' Committee is prepared to work with the City in providing comments on PNE redevelopment plans at the rezoning application stage.
- the Ad Hoc Committee asks the City to recognize the Committee as the spokesman for the community.

Timing: It was felt that this would depend on the future role of the Committee and the actions of the PNE. It was considered important to determine the degree of urgency in building the new stadium. The Chairman therefore wrote to the PNE requesting this information, and in their reply dated July 11, 1978, the PNE cites the physical deterioration of Empire Stadium, together with "its lack of seats between the goal lines, and its poor quality of seating, plus many other factors." The PNE President elaborated on this in a lengthy reply dated July 20, 1978. In this letter Mr. Swangard stresses the following points:

- 3 -

- The stadium is a part of a multi-purpose complex which can absorb some of the operational costs of the stadium.
- Both the B. C. Lions and the Vancouver Whitecaps will go bankrupt unless a new facility is committed within "a financially reasonable time."
- The public at large is demanding a new sports facility and physical redevelopment of the PNE.
- According to James Michener, a town does not qualify as a city without having a big public stadium.

The full text of Mr. Swangard's letter is attached to this report.

Economics: It is noted that a useful analysis would require participation and input from the PNE.

Liaison Process: Members of the Committee questioned the effectiveness of the process without the full involvement of the PNE and GVRD, and felt that it might be better to delay further work until a specific proposal had been received from the PNE.

#### ROLE OF THE LIAISON COMMITTEE

In view of the experience so far, the Committee believes that the direction of Council is required regarding further work by the Committee.

As instructed by Council on January 24, 1978 and February 28, 1978, staff have examined the possibilities of establishing a co-operative planning process with the PNE which could discuss public concerns before the detailed planning phase. However, as noted by the Chairman of the City Planning Commission, the process may have been established too late and an effective process cannot be achieved without the attendance and participation of the PNE and, to a lesser extent, the GVRD.

Therefore, in view of the PNE's continued program to develop a multi-use stadium at the PNE grounds, the positions of the GVRD, the City Planning Commission, and the Ad Hoc Citizens' Committee, it may be appropriate at this time for Council to direct its staff towards a liaison process relating to a specific proposal for the PNE grounds.

The PNE has announced its intention of presenting the findings of its recent feasibility studies on the evening of August 16, 1978. It is suggested that it is inappropriate for the Liaison Committee to continue until receiving further direction from City Council after the information from the August 16 meeting has been analyzed.

If Council agrees, the Director of Planning would reconvene the Liaison Committee after August 16 to review the new information from the PNE and then report to Council to seek further direction."

The City Manager submits the report on the PNE Liaison Committee and the attached documents for the INFORMATION of Council, as having some bearing on their meeting with the PNE on August 16, 1978.

The City Manager RECOMMENDS approval of the suggestion of the Director of Planning to reconvene the Liaison Committee after August 16th, and then to report to Council seeking further direction.

FOR ADOPTION SEE PAGE(S) 712.....

MANAGER'S REPORT

August 3, 1978

TO: Vancouver City Council

SUBJECT: Police Employee Parking on Parcels C & D Strathcona -  
Proposed Amendment to Temporary Parking Provisions of  
Zoning and Development By-law No. 3575

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On June 20th, 1978, when dealing with a City Manager's report dated June 7th, 1978, Council (In Camera) resolved:

THAT Council send directly to a public hearing an amendment to the Zoning and Development By-law which restricts temporary parking lots to a maximum of two years 'except by special permission of Council'.

BACKGROUND

The initial Development Permit Application by Mayor A. Phillips, as Chairman of the Police Commission, to use parcels C and D for temporary parking purposes was issued for a period of one year expiring November 30, 1976, pursuant to Council's resolution of September 16, 1976 which stated:

THAT, in order to provide the parking facilities called for in the Collective Agreement with the Vancouver Policemen's Union, the Board of Police Commissioners be instructed to apply for a development permit and the Director of Planning be authorized to issue a development permit for a temporary parking area on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets, subject to:

- (a) the area being suitably gravelled;
- (b) the fee for parking to be \$5.00 per month per car with the provision of this low cost staff parking not being considered a precedent;
- (c) the cost of gravelling, barricading and signing to be charged to Contingency Reserve;
- (d) the use of the lot for parking be subject to cancellation on 30 days' notice;

FURTHER THAT only that portion of the site needed to serve the needs of the Vancouver Policemen's Union be treated in this manner and that this use be permitted for a one year period only.

A subsequent Development Permit Application by Mayor Volrich as Chairman of the Police Commission was approved thereby allowing the continued use of this site as a temporary parking area (private) for a further one year period of time, expiring November 30, 1977.

Parcels C & D are zoned CD-1 Comprehensive Development District under By-law No. 4393 which includes as one permitted use 'A building or use essential in this district required by a public authority'. Both Development Permits issued have considered the specific use of this site for a temporary parking area required by the Police Commission as a use essential in this district required by a public authority.

While this is an appropriate interpretation, the Development Permits issued have specifically approved the use of this site as a 'temporary parking area (private)' and the general provisions of the by-law governing temporary parking areas have applied - including the limited time period which may be permitted.

ANALYSIS

Should Council wish to pursue the proposed amendment to Zoning and Development By-law, the amendment would best be accommodated under Subsection 11.13.1 which presently states:

No temporary parking area shall be permitted for any period exceeding two years, except that if conditions warrant, the Director of Planning may extend this period for a further six months.

The suggested amendment would alter Subsection 11.13.1 to read:

No temporary parking area shall be permitted for any period exceeding two years, except that if conditions warrant and upon the recommendation of Council, the Director of Planning may extend this period.

Under such an amendment, any temporary parking area could be considered for a further extension in time and would be reported to Council for recommendation. The Director of Planning would submit for consideration various recommendations including an appropriate time period for extension if extension is felt to be justified. Upon considering each application, Council could make recommendations to the Director of Planning who would still retain the authority to make a decision, thus maintaining the provision for anyone aggrieved by the official's decision to appeal this decision to the Board of Variance.

Although Council may wish to proceed with such an amendment, a more appropriate alternative may be to process a new Development Permit Application for use of Parcels C & D, as was done in the past, with the exception being that approval should be specifically worded to permit 'A use essential in this district required by a Public Authority (i.e. Police Commission)'. The Development Permit Application should be accompanied by drawings clearly indicating surfacing with compacted gravel and provision of 18 inch curbing around the perimeter of the site except for points of ingress and egress, all to the satisfaction of the Director of Planning and City Engineer.

Handling the matter in this fashion will not require an amendment to the By-law and consequently will not permit (beyond the provisions of the present by-law) extensions in time for temporary parking areas throughout the City.

RECOMMENDATION: The Director of Planning recommends the following:

1. That Council rescind its motion of June 20th, 1978.
2. That the Director of Planning be authorized to issue a Development Permit, under a new Development Permit Application submitted with drawings clearly indicating surfacing with compacted gravel and provision of 18 inch curbing around the perimeter of the site except for points of ingress and egress, all to be to the satisfaction of the Director of Planning and City Engineer, thereby permitting:

A use essential in this district required by a public authority (i.e. Police Commission), subject to the following conditions:

1. The use is to be maintained in good condition in accordance with the approved drawings."

-3-

The City Manager has discussed this matter at length with Planning, Engineering and Permits & Licenses.

The City Manager has no objection to recommendation (2) which enables the parking lot to continue by virtue of a fortunate accident: The CD-1 zoning on this site happens to mention use essential by a public authority because there had been a possibility of placing a fire-hall in that area.

The City Manager does not support recommendation (1) to rescind the June 20 motion, nor is this supported by Engineering or Permits & Licenses. They agree with the City Manager that there should be flexibility, to extend the life of a temporary parking lot when there are very unusual circumstances, and that this should be possible for a private developer as well as for the City.

The City Manager accepts the suggestion of the Director of Planning that the Director of Planning retain the authority to make the decision.

Hence the City Manager RECOMMENDS:

- A) That recommendation (1) not be approved, but that Council ask for a public hearing to amend section 11.13.1 to read:

"No temporary parking area shall be permitted for any period exceeding two years, except that if extraordinary circumstances warrant and upon special recommendation of Council, the Director of Planning may extend this period."

- B) That recommendation (2) be approved, solving the particular problem on Sites C & D immediately.

FOR ADOPTION SEE PAGE(S) 712

E

## MANAGER'S REPORT

August 10, 1978

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave 1

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager reports as follows:

"When the City sold land in Champlain Heights (Enclave 1) to Daon Developments, deadlines were attached to the construction timetable to ensure that the houses were built within a reasonable length of time.

The first deadline was June 8, 1978 at which time 23 foundations were to be poured. Daon's Construction Manager advised at that time that 21 foundations were in place and that a two-month extension was required for the other two foundations.

At that time, it was noted that such an extension would not alter the overall timetable which requires that the next 23 foundations be complete by June 23, 1979 and the remaining 24 by December 31, 1979.

Council approved a two-month extension. This extension expired August 8, 1978. I am now advised that Daon have still not poured 23 foundations and a further two-month extension has been requested. This request has been reviewed and it is the Project Manager's opinion that now Daon has received City approval for a new building plan they should have no difficulty in meeting this new deadline.

In view of the foregoing, the Project Manager recommends:

THAT the Director of Legal Services take such steps as are necessary to grant Daon Developments Ltd. a further two-month extension from August 8, 1978 for construction of 23 foundations in Enclave 1.

This extension date does not extend the completion dates on the other two phases of development in Enclave 1. "

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR ADOPTION SEE PAGE(S) 713

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

JULY 27, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 27, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Ford  
Alderman Gerard  
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, July 13, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Soft Rock Cafe, 1921 West 4th Avenue

City Council, on June 27, 1978, approved the following recommendations from the Community Services Committee in connection with the operation of the Soft Rock Cafe at 1921 West 4th Avenue:

- "A. THAT Mrs. Patricia Fiedler be requested to complete the proposed alterations at the Soft Rock Cafe, 1921 West 4th Avenue, within thirty (30) days.
- B. THAT the Community Services Committee review the operation of the Soft Rock Cafe in thirty (30) days, at which time the City Manager be requested to report to the Committee on the following:
  - i) The use of the fire escape door and stairway at the rear of the Soft Rock Cafe;
  - ii) The allegations of drug use in the vicinity of the Soft Rock Cafe;
  - iii) Readings of the noise levels and frequencies emanating from the Soft Rock Cafe, including comment on the feasibility of reducing the maximum permitted noise level of 65 decibels contained in the current Noise Control By-law; and
  - iv) A proposed closing time of 11:00 P.M. on weekdays and 1:00 A.M. on weekends for restaurants which provide entertainment."

The Committee had before it for consideration this date a Manager's report dated July 19, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported further on the operation of this restaurant and recommended that the operator of the restaurant be requested to cease all musical entertainment in the restaurant between 11:00 P.M. and 8:00 A.M.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
July 27, 1978

(I-2)

Clause No. 1 Continued

In the report, the Acting Director of Permits & Licenses further recommended that upon completion of the proposed alterations to the building, the Medical Health Officer conduct noise level tests and that if the noise has been curtailed by the renovations, then musical entertainment be permitted until 1:00 A.M. on a trial basis, and if this trial is unacceptable, the operating hours be cut back to 11:00 P.M. It was further recommended in the report that the operator be notified that unless strict control is placed on the use of the fire escape door and stairway, then musical entertainment must cease at 11:00 P.M. each day regardless of the effects of the other alterations.

Appearing before the Committee on this matter were a number of residents in the vicinity of the Soft Rock Cafe who had earlier complained to the City that the entertainment at the restaurant has become a nuisance. Also appearing were the Chief License Inspector, the Director of Environmental Health and Mrs. Patricia Fiedler, operator of the restaurant.

During discussion, a resident of 1930 West 3rd Avenue (Strata Plan VR-314) requested that the Committee recommend that the license of the Soft Rock Cafe be suspended because there had been no improvement in the noise situation during the past month.

The operator of the restaurant advised the Committee she has hired a construction company to box in the fire exit and that the installation of air conditioning requiring the closure of the windows on the west side will begin next week.

However, the complainants indicated that even with the west side windows closed, noise from entertainment inside the restaurant would likely still be disruptive to the adjacent residential area.

The Director of Environmental Health advised that although the noise levels do not exceed the by-law limit of 65 decibels for a commercial zone, the noise is clearly disturbing to the residents of 1930 West 3rd Avenue in the opinion of the Health Department. He further indicated that the building is not sound proof and would take a considerable amount of work to prevent the noise from disturbing residents in the area. He also noted that although 65 decibels is permitted in the commercial zone, the maximum noise level in residential zones is 45 decibels.

The Committee noted that the Health Department noise measurements indicated readings of up to 70 decibels and concluded the hours of operation should be restricted.

Following further discussion, it was

**RECOMMENDED**

- A. THAT Mrs. Patricia Fiedler be informed to immediately cease all musical entertainment in the Soft Rock Cafe between the hours of 10:30 P.M. and 9:00 A.M. the following day.
- B. THAT upon completion of the proposed alterations to the satisfaction of the City Building Inspector, that the Medical Health Officer conduct tests to determine what effect the alterations have on the noise levels. If the noise problem has been curtailed, then musical entertainment be permitted beyond

Continued . . .



Clause No. 1 Continued

10:30 P.M. with the approval of the Community Services Committee on a trial basis. If, following the trial period, the noise is still at an unacceptable level, the operating hours be cut back to 10:30 P.M.

- C. THAT Mrs. Fiedler be notified that unless strict control is placed on the use of the fire escape door and stairway and/or the stairway enclosed, then musical entertainment must cease at 10:30 P.M. each day regardless of the effects of the other alterations.
- D. THAT the Medical Health Officer continue to monitor the sound volumes emanating from the Soft Rock Cafe after 10:30 P.M.

CONSIDERATION

2. Fire By-law Upgrading - Hotel Vancouver - Progress Report

City Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee meeting of February 9, 1978:

- "A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:
  - i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;
  - ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;
  - iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.
- B. THAT the City prosecute C.N. Hotels for failure to comply with the City fire by-law if the owners of the hotel do not comply with any of the foregoing.
- C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy. "

The Committee had before it for consideration a Manager's report dated July 6, 1978 (copy circulated) in which the Fire Chief reported in accordance with Recommendation "A.(iii)" of the February 21st, 1978, Council meeting with the fifth progress report on work being undertaken at the Hotel Vancouver to meet requirements of the City Fire By-law.

Report to Council  
 Standing Committee of Council on Community Services  
 July 27, 1978

(I-4)

Clause No. 2 Continued

Representatives of the Fire Chief appeared before the Committee on this matter and reported the actual work on the installation of a sprinkler system has commenced and that the hotel is maintaining some progress; however, the hotel is accomplishing only one thing at a time towards compliance with the City Fire By-law.

The Committee noted that it had given the hotel eighteen months from February 9, 1978 for all work to be completed and inquired whether the hotel would meet this deadline at its present rate of work on the fire by-law requirements.

A representative of the Fire Department replied that it appears unlikely the hotel will meet the deadline and pointed out paragraph 4 in the July 6, 1978 Manager's report states plans for architectural changes are being prepared.

The Committee expressed dissatisfaction over the possibility the hotel will not meet the deadline and there was some consideration of requesting the hotel management to appear and explain the rate of work.

A letter from Mr. A. H. Hart, a Vice President of Canadian National (owners of the hotel), to the Mayor was then referred to by the Fire Department representative who stated the contents of the letter were contrary to information contained in series report #5 which Mr. D. Harris of C.N. Law Department had submitted to the Fire Chief. Mr. Hart's letter was said to indicate Canadian National does not wish to install a sprinkler system in certain areas of the hotel.

A copy of Mr. Hart's letter to the Mayor was not available at the Committee meeting; however, the Committee expressed displeasure at the indications that Canadian National will not meet the deadline set by the City to meet the fire by-law requirements.

It was noted all other hotels in the Downtown area have complied with the fire by-law and the Committee also noted Council had approved a recommendation that C.N. Hotels be prosecuted for failure to comply with the fire by-law if the owners of the hotel do not adhere to the City's requirements approved by Council on February 21st, 1978.

There was some brief discussion on the advisability of requesting officials of Canadian National to appear before Council to explain their slow progress; however, the Committee felt it should first view the letter from Mr. Hart to the Mayor.

Following discussion, it was AGREED

THAT the letter from Mr. A. H. Hart of Canadian National be submitted for Council's CONSIDERATION in conjunction with this report from the Committee.

Continued . . .

NOTE FROM CITY CLERK:

Mr. Hart's letter dated June 26, 1978 and the Fire Chief's comments on it follow as (i).

Report to Council  
 Standing Committee of Council on Community Services  
 July 27, 1978

(I-5)

3. Liquor Permit Application - 870 Denman Street  
Development Permit Application No. 80287

City Council, on Tuesday, July 11, 1978, approved the following recommendation from the Community Services Committee:

"THAT the application from Denman Garden Inn, 870 Denman Street, for Development Permit Application No. 80287, be deferred pending a report from the West End Community Association on any concerns they might have regarding a holding bar in this restaurant located in the West End Community Centre."

The President of the West End Community Association had advised that her Association is not concerned over the issuance of a liquor license at this location and accordingly, the City Manager's report dated June 19, 1978 was before the Committee this date.

In the report, the Director of Planning reported on the application of Denman Garden Inn Ltd. for Development Permit Application No. 80287 at 870 Denman Street as follows:

'The above noted Development Permit Application has been filed to use an area (approximately 273 sq.ft.) as a holding bar in conjunction with the existing restaurant.

This Development is situated on the southeast corner of Haro and Denman Streets.

The proposed Holding Bar development will provide an assembly area of approximately 273 sq.ft. (10% of the floor area of the restaurant). The existing seating capacity of the restaurant is 100. The proposed seating capacity for the Holding Bar is 20 seats.

For Council's guidance, the Provincial Liquor Control Act permits up to 25% of the seating capacity of the dining area (maximum 50 seats) as the number of seats permitted in a holding bar. With regard to this application, the maximum permitted seating capacity for the holding bar is 25 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

It should be noted that this restaurant is located in the West End Community Centre. The Parks Board has submitted a letter which states that permission is given to the Denman Garden Inn to use the said area as a holding bar, containing 20 seats.

The Director of Planning at his meeting of May 15, 1978, approved this application, with the following condition:

"1. The request for a new liquor outlet is to be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

This application is therefore being referred to City Council through the Standing Committee of Council on Community Services for Consideration of the new liquor outlet.'

Following brief consideration, it was  
 RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80287 to Denman Garden Inn Ltd. to use a portion of the restaurant at 870 Denman Street as a holding bar.

Continued . . .

Report to Council  
 Standing Committee of Council on Community Services  
 July 27, 1978

(I-6)

4. Liquor Permit Application - 2352-58 West 41st Avenue  
Development Permit Application No. 81180

The Committee had before it for consideration a Manager's report dated July 7, 1978, in which the Director of Planning reported on the application of Ms. Jackie Byrn for Development Permit Application No. 81180 to alter and use the basement of the existing building at 2352-58 West 41st Avenue as a restaurant with a holding bar.

A representative of the Planning Department appeared before the Committee and advised that the applicant had telephoned the Planning Department and stated that she was withdrawing her application.

It was

RECOMMENDED

THAT the verbal report from the Planning Department representative be received and no action be taken.

5. Liquor Permit Application - 610 Jervis Street  
Development Permit Application No. 80593

The Committee had before it for consideration a Manager's report dated July 13, 1978, in which the Director of Planning reported on the application of Architect Harry Leon King for Development Permit Application No. 80593 to alter and use a portion of the existing restaurant at 610 Jervis Street as a holding bar.

In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 182 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the southeast corner of Melville Street and Jervis Street.

The proposed holding bar development will provide an assembly area of approximately 182 sq. ft. (18% of the floor area of the restaurant). The existing seating capacity for the dining area is 54 and the proposed seating area for the holding bar is 18.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 14 seats.

No complaints have been received from the Health Department. The Police Department have no objection in the issuing of the Development Permit.

The Director of Planning, at his meeting of July 19, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Continued . . .

Report to Council  
 Standing Committee of Council on Community Services  
 July 27, 1978

(I-7)

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80593 to Architect Harry Leon King to alter and use approximately 182 sq. ft. of the existing restaurant at 610 Jervis Street as a holding bar.

6. Liquor Permit Application - Lots 9 & 10, Granville Island, False Creek - Development Permit Application No. 81119

The Committee had before it for consideration a Manager's report dated July 13, 1978, in which the Director of Planning reported on the application of Mr. Peter McPhalen for Development Permit Application No. 81119 to alter and use a portion of the existing restaurant on Lots 9 and 10, Granville Island, False Creek, as a holding bar.

In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 600 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the north side of Johnston Street, directly under the Granville Bridge.

The proposed holding bar development will provide an assembly area of approximately 600 sq. ft. (13% of the floor area of the restaurant). The existing seating capacity for the dining area is 168 and the proposed seating area for the holding bar is 42.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 42 seats.

No complaints have been received from the Health Department. The Police Department have no objection in the issuing of the Development Permit.

The Director of Planning, at his meeting of July 19, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81119 to Mr. Peter McPhalen to alter and use approximately 600 sq. ft. of the existing restaurant on Lots 9 and 10, Granville Island, False Creek, as a holding bar.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 July 27, 1978

(I-8)

7. Liquor Permit Application - 3204 West Broadway  
 Development Permit Application No. 81273

The Committee had before it for consideration a Manager's report dated July 13, 1978, in which the Director of Planning reported on the application of Mr. L. Syskasis for Development Permit Application No. 81273 to alter and use a portion of the existing restaurant at 3204 West Broadway, as a holding bar.

In the report, the Director of Planning commented as follows:

"The above noted Development Permit Application has been filed to alter and use a portion of the existing restaurant as a holding bar.

A Development Permit was issued on May 19, 1978, subsequent to the Board of Variance decision, permitting the use of the existing building as a restaurant for a period of time, expiring October 1, 1982.

This development is located on the southwest corner of West Broadway and Trutch Street.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 600 sq. ft. (9% of the floor area of the restaurant). The seating capacity for the dining area is 245 and the proposed seating for the holding bar is 50.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 50 seats.

A Development Permit was issued for the use of the building as a restaurant in accordance with the decision of the Board of Variance on May 17th, 1978 who approved the use for a limited period of time expiring October 1st, 1982 without prejudice to the filing of a further appeal at that time. The Board of Variance, in granting the appeal, reversed the decision of the Director of Planning who refused a Development Permit Application because required parking was being provided on a separate site on a lease basis only.

According to the provisions of the Zoning and Development By-law, the ancillary holding bar does not affect the off-street parking requirements.

The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, for a period of time expiring October 1st, 1982 subject to Council's approval of the new liquor outlet."

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81273 to Mr. L. Syskasis to alter and use a portion of the existing restaurant at 3204 West Broadway as a holding bar.

continued . . . .

8. Liquor Permit Application - 1724 Davie Street  
Development Permit Application No. 80902

The Committee had before it for consideration a Manager's report dated July 18, 1978, in which the Director of Planning reported on the application of Ms. J. Erickson for Development Permit Application No. 80902 to use a portion of the main floor of the existing restaurant at 1724 Davie Street as a holding bar.

In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the south side of Davie Street, east of Denman Street.

The proposed holding bar development will provide an assembly area of approximately 120 sq. ft. (3.2% of the floor area of the restaurant). The proposed seating capacity for the dining area is 84 and the proposed seating area for the holding bar is 16.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 21 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80902 to Ms. J. Erickson to use a portion of the main floor of the existing restaurant at 1724 Davie Street as a holding bar.

9. Handicapped Resource Centre - Request for Land

The Committee had before it for consideration a Manager's report dated June 29, 1978 (copy circulated) in which the Supervisor of Properties, in accordance with a recommendation from the Community Services Committee, reported further on the request of the Handicapped Resource Centre for City land.

The report concluded with the recommendation that the Handicapped Resource Centre enter a 60-year prepaid lease with the City for \$30,000.00 to develop a non-profit group home for handicapped subject to the existing G.V.R.D. sewer easement, with the lease to be drawn to the satisfaction of the Director of Legal Services and Supervisor of Properties.

Continued . . .

Report to Council  
 Standing Committee of Council on Community Services  
 July 27, 1978

(I-10)

Clause No. 9 Continued

The properties suggested in the report to be leased to the Handicapped Resource Centre are two lots on the south side of Cheyenne Street.

Following brief discussion, it was

RECOMMENDED

THAT the Handicapped Resource Centre enter a 60-year prepaid lease with the City for the sum of \$30,000.00 to develop a non-profit group home for handicapped at Lots 6 and 7, Block "B", District Lot 37, on the south side of Cheyenne Street, subject to the existing G.V.R.D. sewer easement, with the lease to be drawn to the satisfaction of the Director of Legal Services and Supervisor of Properties.

10. Downtown Community Workers re Chronic Alcoholics

The Committee, on July 13, 1978, deferred consideration of the City Manager's report dated July 6, 1978, to the next meeting of the Committee and requested that the Civil Liberties Association comment on legal safeguards which could be provided to protect the civil liberties of chronic alcoholics who must be treated.

The Committee had before it for consideration this date a brief dated July 20, 1978 (on file in the City Clerk's Office) from the Civil Liberties Association.

However, a number of the Downtown community workers were unable to attend this date and it was

RECOMMENDED

THAT this matter be deferred to a future meeting of the Committee.

The meeting adjourned at approximately 2:55 P.M.

FOR ADOPTION SEE PAGE(S) 713 & 714



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

JULY 27, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 27, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Gibson  
Alderman Brown  
Alderman Kennedy

ABSENT : Alderman Puil

CLERK TO THE  
COMMITTEE : E. Bowie

RECOMMENDATION

1. Monthly Status of Rezoning Applications

The Committee considered the monthly status report on rezoning applications for the month of June, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, detailed for the Committee's information the status of a number of the individual applications.

RECOMMENDED

THAT the monthly status report of rezoning applications for June, 1978 be received.

2. Shaughnessy Heights Property Owners' Association - Planning Study

Council at its meeting on December 14, 1976, approved a recommendation from the Standing Committee on Planning and Development that the Shaughnessy Heights Property Owners' Association be advised to continue with its study of the area and discuss same with the Planning Department.

As a result, a report called "The Shaughnessy Plan" was forwarded to the Director of Planning in March, 1978.

The Committee had for consideration a copy of a brochure prepared by the Shaughnessy Heights Property Owners' Association (copy circulated) which summarizes this report.

Present for discussion on this item was Mr. Philip Owen, President of the Shaughnessy Heights Property Owners' Association, who also introduced Mrs. Joyce Catliffe, Past President and Mr. Bill DuMoulin. Mr. R. Spaxman, Director of Planning, was also present.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 July 27, 1978

(II-2)

Clause No. 2 continued:

Mr. Owen detailed for the Committee the history of the preparation of the Shaughnessy Plan from the hiring of Mr. Richard C. Mann in May of 1977 to prepare a report for submission to the S.H.P.O.A. Board of Directors (August 1977) up to the present summarized brochure. Mr. Owen stated that in addition to the report which was begun by Mr. Mann, many volunteers in the area have given numerous hours of their time, often in door-to-door canvassing to obtain the very complex data contained in this report.

The brochure which was submitted to the Annual General Meeting of the S.H.P.O.A. on June 19, 1978, identifies four major and two subsidiary goals as follows:

Major Goals

- 1) To ensure that Old Shaughnessy remains a predominantly single-family, detached residential neighbourhood.
- 2) To recognize, designate and preserve Old Shaughnessy as one of the historic and architectural character areas of Vancouver.
- 3) To encourage the conservation and restoration of most of the pre-1930 homes.
- 4) To ensure a greater measure of economic stability to the neighbourhood and to mitigate financial hardship to owners of large properties.

Subsidiary Goals

- 1) To recognize changing demographic patterns and provide second-generation infill, particularly for those who wish to remain in the area and who seek smaller accommodation.
- 2) To encourage some increase in population density, especially by families with children, and thereby prevent the closure of Shaughnessy Elementary School which suffers from the characteristic city-wide decline in school enrolment.

The main problem in Shaughnessy would seem to be how the Community and the City can discourage the demolition of fine old homes and compensate owners who may wish to replace them with more marketable, but incompatible housing. The solution to this would seem to be in a combination of firmly stated goals, firm regulations, permitted relaxations and new opportunities for development within a context of enforceable guidelines.

Mr. Owen spoke on the reasons the traditional R-4 zoning is inadequate to meet the pressures of redevelopment and illustrated examples showing how the policies as advanced by the S.H.P.O.A. could benefit the best interests of the City.

The S.H.P.O.A. have put forth the following recommendations to the Planning and Development Committee:

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 July 27, 1978

(II-3)

Clause No. 2 continued:

- (a) The Sub-Committee to accept in the very broadest terms the general directions and policies contained in the S.H.P.O.A.'s brochure, regarding Old Shaughnessy.
- (b) The Sub-Committee to order an immediate freeze on all applications for rezoning within Old Shaughnessy pending the creation of a new zoning by-law (with the exception of the development plan for the southeast corner of 16th Avenue and Burrard Street).
- (c) The Sub-Committee to request the Director of Planning to report to them on the feasibility and desirability of the S.H.P.O.A. recommendations.
- (d) The Sub-Committee, on receipt of the Director of Planning's report to instruct the Planning Department to continue its close consultation and co-operation with the S.H.P.O.A. and to proceed with the creation of a new zoning by-law for Old Shaughnessy.
- (e) The Sub-Committee to place on their agenda in some months time, the subject of some form of Historic Conservation Area or Heritage Character Area designation for Old Shaughnessy, and to receive at this time delegates from the S.H.P.O.A., the Heritage Advisory Committee, the Community Arts Council and other interested bodies.

The Director of Planning stated that in meetings which had taken place with the S.H.P.O.A. Board of Directors and the Planning Department staff, definite progress had been made towards the solving of problems in Shaughnessy. He expressed satisfaction in the co-operation displayed between both parties. He supports the recommendation that the Planning Department bring forward a report which will translate the goals put forward by the S.H.P.O.A. into precise by-law language.

Discussion took place on the second recommendation put forward; that an immediate freeze be placed on all rezoning applications in the Old Shaughnessy area. The Director of Planning stated that to date only two applications had been received. One for a development at 16th and Burrard and another for 3338 and 3390 The Crescent had requested permission to appear before the Committee but had withdrawn this request until the report from the S.H.P.O.A. had been presented. It was felt by those present that if this developer were to meet with the S.H.P.O.A. as did the developer for 16th and Burrard, compromise could be made to the satisfaction of both parties.

Also introduced at the meeting was a letter dated June 14, 1978 (copy circulated) from the Community Arts Council supporting a recommendation that the area known as Old Shaughnessy be designated as a Heritage Conservation area.

Following further discussion, the Committee

RECOMMENDED

- A. THAT the general directions and policies contained in the Shaughnessy Heights Property Owners' Association's brochure regarding Old Shaughnessy be received.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 July 27, 1978

(II-4)

Clause No. 2 continued:

- B. THAT pending the creation of a new Zoning By-law all applications for rezoning within Old Shaughnessy be referred to the Board of Directors of the S.H.P.O.A.
  - C. THAT the Director of Planning report back to the Planning and Development Committee on the feasibility and desirability of the recommendations as put forward by the S.H.P.O.A.
  - D. THAT upon receipt of this report the Planning and Development Committee instruct the Planning Department to continue its close consultation and co-operation with S.H.P.O.A. and proceed with the creation of a new Zoning By-law for Old Shaughnessy in co-operation with the Director of Legal Services.
  - E. THAT delegates from S.H.P.O.A., the Heritage Advisory Committee, the Community Arts Council and other interested persons be invited to attend a future meeting of the Committee to discuss some form of Historic Conservation or Heritage Character Area designation for Old Shaughnessy.
3. Public Competition for "Ideas and Concepts" for a Park at Burrard/Dunsmuir

Council at its meeting of July 11, 1978, when considering a clause from the Standing Committee on Planning and Development report of June 29, 1978, passed the following motion:

"THAT this clause be referred to the Standing Committee on Planning and Development for further consideration, including possible input by adjacent corporate owners into the park design."

The Committee had for consideration a Manager's report dated June 15, 1978 (copy circulated) in which the Director of Planning reports on a proposal whereby the general public would be invited to participate in putting forward ideas and suggestions for a park to be situated on the former Bow-Mac site at Burrard/Dunsmuir.

Mr. A. Malczewski, of the Planning Department, spoke to this report stating that at present, the main thrust was to get Council's approval to proceed with Phase One, the Public Competition. The intention is to commence publicity and release competition documents in early September aiming for a fall working schedule. Phase Two (competition of design for implementation purposes) could then take place in early 1979.

Details of the competition and the planning context to be supplied to the competitors are included in the "'PARKIDEA' a Search for Ideas" (on file in the City Clerk's office). At the completion of this competition one idea will be awarded a special prize in recognition of its special merit. Other ideas will receive smaller cash prizes or honourable mention.

cont'd.....

Clause No. 3 continued:

The report also states that selection of award winning ideas will be presented to Council for approval and used thereafter in the design phase (Phase Two). A jury comprised of representatives of the community, City Government and design professions will be responsible for this phase.

The Committee, in discussion, felt that a representative of the business community adjacent to this park should be included on this jury.

The City Manager reported that the City had hoped to acquire the Provincial property located at 635 Burrard (part of the site) in July, but that because of certain delays it is now expected this acquisition will take place by October.

Following discussion, the Committee

RECOMMENDED

- A. THAT Council approve the public competition of "ideas and concepts" and instruct the Director of Planning to proceed with the necessary arrangements;
- B. THAT Council instruct the Director of Planning to convene a working committee which would include Park Board staff, the City Engineer, the Director of Finance, and the Director of Social Planning to advise the Jury Committee on park program and constraints;
- C. THAT Council instruct this Committee to select and recommend for Council's approval, a jury for the proposed competition; this jury to be representative of the Community, the City Government, the design professions and the adjacent business community;
- D. THAT Council instruct the jury in conjunction with the working committee (Recommendation B above) to report back to Council with a program and terms of reference for the park design and a recommendation on procedure;
- E. THAT Council approve a budget of \$14,000.00 for the Phase One ("PARKIDEA" a Search for Ideas) of the program. Source of funds to be the Downtown Improvement Reserve;
- F. THAT Council instruct the Director of Finance to report back on the sources of funds to build this park;
- G. THAT Council continue negotiations with the Provincial Government with respect to the release of the provincial building site to the City for inclusion in the park proposal.

The meeting adjourned at approximately 3:45 p.m.

\* \* \* \*

FOR ADOPTION SEE PAGE(S) 714 & 715



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

JULY 27, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, July 27, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Marzari

ABSENT : Alderman Puil

COMMITTEE  
CLERK : G. Barden

RECOMMENDATION

1. Britannia Community Services Society  
- 1978 Operating Budget

The Committee considered a Manager's Report dated July 6, 1978, wherein the City Architect reported on 1978 Operating Budget on the Britannia Community Services Society in part as follows:

"On April 11, 1978, City Council approved the Budget Review Committee's recommendations with regard to the budget of the Britannia Community Services Society and on April 18, 1978 City Council passed the following motion concerning maintenance at the Centre by the School Board:

'THAT the Britannia Community Services Centre Society, in conjunction with Mr. Art Langley, report on the late request of the School Board for funding for maintenance at the Britannia Community Services Centre by the School Board.'

The specific items that were submitted by the School Board as a late request were the following:

1) Replace cold cathod lighting in 'AB' gym with mercury vapour	\$ 9,540
2) Repair gas leaks and lubricate all underground and above ground valves (new buildings)	900
3) Service 14 gas boilers in new buildings	4,240
4) Flush hot water heating system in all new buildings	2,756
5) Overhaul vacuum pump in 'A' building (old building)	636
6) Service and adjust pneumatic controls in all buildings ('AB' Building is 2332)	3,922
7) Service and adjust air conditioning equipment in B & C buildings	400
8) Service new cafeteria range exhaust and fire extinguishers	200
9) Annual service of ice rink equipment	6,890
10) Contingencies	2,000
11) Program painting 'A' building (50%)	25,812
Total	<u>\$57,296</u>

Report to Council  
 Standing Committee on Finance & Administration  
 July 27, 1978 . . . . .

2

Clause #1 continued:

Society share -	.261 x 57,296 =	\$14,954
Labour overhead		
on 70%	- .23 x 70%	= 2,408
		<u>\$17,362</u>
Administration overhead @ 10%		1,736
Total Society Share -		<u>\$19,098</u>

Items 1 and 11 are programmed improvements that can be delayed until 1979, however items 2 to 9 inclusive should be proceeded with either for reasons of hazard, operational necessity or by-law requirements.

The total cost for these items is \$23,948 and when the necessary adjustments are made for overhead and administration, the Society's share will be approximately \$7,980."

Mr. Art Langley reported that during an analysis of the budget already approved by Council on April 11, 1978, it was noted that there is an item of \$32,000 for building maintenance. It was established that the basis of the request for \$32,000 is from the cost for maintenance work experienced in 1977. Some of this work was routine maintenance similar to the list of works submitted as a late request, but the majority was emergency repairs to the mechanical plant. Mr. Langley also stated he believed these emergency problems were related to the newness of the equipment and that they will decrease this year and there may be sufficient funds remaining in the Building Maintenance account already approved to provide funding for the City's share of specific items 2 to 9 inclusive, amounting to approximately \$8,000, with the School Board funding the balance of approximately \$16,000.

Following discussion, it was

RECOMMENDED

THAT the City Architect be authorized to co-operate with the School Board to complete the work within the shared maintenance funding already approved by Council in the current budget; with the City's share being approximately \$8,000. If at any time in the work programme an over expenditure appears probable, the work shall be suspended at that point and a further report be made at that time, for Committee consideration.

2. Police Compound Attendants

The Committee considered a Manager's Report dated July 14, 1978, (circulated) wherein the Chief Constable reported on Police Compound Attendants at the new public safety building annex. The report included background information, alternatives for control of fleet utilization and security of the facility, costs and funding.

Chief Constable Winterton and Inspector Bisset attended the meeting and spoke to their request that the four Compound Attendants' positions be made permanent. The Chief Constable advised that since authorization of the four temporary Compound Attendants, the fleet

Clause # 2 continued:

availability has increased to the point that having to wait for transportation has now been virtually eliminated. Rising vehicle maintenance costs have been held down because the Attendants now maintain a mileage maintenance schedule on each individual vehicle and have vehicles serviced by the Garage personnel when they become due. The actual incidence of vehicle repairs have also decreased as a result of this program because minor repairs are completed before major overhauls become necessary. The largest saving that has been realized directly resulting from this program has been the availability of Police personnel for actual Police duties because the Compound Attendants now control and issue all vehicles to Headquarters personnel on a priority basis.

Following discussion, it was felt that the proposal needed further study and it was

RECOMMENDED

- A. THAT the four temporary compound attendants presently authorized be continued on a temporary basis to December 31, 1978 funded from within the Police Department's current operating budget.
- B. THAT a study be conducted jointly by the Police Department and the Engineering Department's Departmental Services Division, to determine the most feasible method of providing the required security and service for police vehicles, considering use of existing City facilities of a like nature to eliminate any duplication of service that might exist; recommendations should be submitted to the City Manager for the Standing Committee of Council, on Finance and Administration, by December 1, 1978.

3. Civic Theatres Revenue and Expenditures

The Committee considered a Manager's Report dated July 14, 1978, (circulated) wherein the Administrative Analyst reported on revenue and expenditures for the Queen Elizabeth Theatre, Queen Elizabeth Playhouse and the Orpheum.

Mr. J.C. Allman, Assistant Manager, Civic Theatres, and Mr. Norman Young, Chairman, Civic Theatres Board, attended the meeting and spoke to the report.

Discussion took place on the suggestion that the rates at the Orpheum theatre should be increased and it was suggested that the rates at the Queen Elizabeth Theatre should be increased instead since it is much better equipped than the Orpheum. It was also noted that local groups are bringing in outside groups and charging them local rates when they would have been charged commercial rates if they had not booked through a local group. This should be examined. Other points discussed were

- using a fixed rate plus a percentage of the gross
- inadequate facilities for dispensing of liquor
- staggering of opening hours of performances
- "Theatre Parking" sign at the Queen Elizabeth Theatre should have "Theatre" removed during the daytime to encourage more use by the general public
- It was noted that under the Union agreement the front-of-house staff could be paid for two call out times if there were two shows on simultaneously at the Queen Elizabeth Theatre and the Playhouse.



Report to Council  
Standing Committee on Finance & Administration  
July 27, 1978 . . . . .

4

Clause #3 continued:

Following further discussion, it was

RECOMMENDED

THAT the report be received for INFORMATION and be referred to the Civic Theatres Board for their CONSIDERATION.

The meeting adjourned at approximately 5:40 p.m.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 715

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

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July 27, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 27, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
M. Ford  
H. Rankin

ABSENT: Alderman D. Bellamy  
M. Harcourt

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of July 13, 1978 were adopted.

1. Parking Lot Directional Signs in Downtown Vancouver

The Committee had for consideration, a Manager's Information Report dated July 10, 1978 (circulated) in which the City Engineer reported on a program to install parking lot directional signs in the downtown area.

The report noted that studies revealed parking in the Gastown, Chinatown and Robson Street areas was not fully utilized and it would be of benefit to shoppers and tourists if these parking areas were identified more clearly. It was proposed that commencing this summer, directional signs be installed at City owned and public parking lots that have more than 100 parking stalls. Funding has been approved in the departmental budget.

RECOMMENDED

THAT the report of the City Manager dated July 10, 1978 be received for information.

2. Summary of Downtown Pedestrian Surveys

In a Manager's Information Report dated July 6, 1978 (circulated), the City Engineer commented on a recently completed departmental report entitled "Downtown Vancouver Pedestrian Surveys 1977", which surveyed data collected by various city departments, on downtown pedestrian volumes and characteristics in the period 1973 - 1977.

RECOMMENDED

THAT the Manager's Report dated July 6, 1978 be received for information.

\* \* \* \* \*

The meeting adjourned at approximately 3:45 p.m.

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

---

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COMMITTEE CLERK: J. Thomas

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RECOMMENDED

THAT the Manager's Report dated July 6, 1978, be received for information.

\* \* \* \* \*

The meeting adjourned at approximately 3:45 p.m.

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



AUGUST 3, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 3, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford  
 Alderman Gerard

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, July 27, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Advertising for Voters' List Canvass

The Committee had before it for consideration a letter dated July 25, 1978 (copy circulated) from the Downtown Eastside Residents' Association which suggested that advertising by the City Clerk's office of the registration period for persons missed in the voters' registration canvass should be carried not in just the Vancouver Sun and Province.

Mr. B. Eriksen of the Downtown Eastside Residents' Association appeared before the Committee and said that local community papers should also carry the ad that appeared in the Vancouver Sun and Province on Saturday, July 22, 1978. He also inquired whether D.E.R.A. could again have the opportunity, as it did at a previous election, of having a supply of pink voter's registration cards at the D.E.R.A. office for persons who are entitled to vote but are not on the voters' list.

The City Clerk responded by pointing out that if the department were to advertise in community papers, it would have to advertise in all of them at a cost of several thousand dollars. He advised the Committee there will be further advertising during the voters' registration period and also explained that advertising for voters' registration is also carried in City libraries and community centres.

On the matter of D.E.R.A. receiving a supply of voter's registration cards, the City Clerk responded that this was tried but was merely a duplication of service already provided by the City Clerk's office and made no appreciable difference in the number of voters registered. The City Clerk said he could not recommend either of Mr. Eriksen's proposals to the Committee.

Continued . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

THAT it be left to the City Clerk's office how best to notify voters of registration for the voters' list.

(Alderman Rankin opposed.)

2. Implications of R.R.A.P. Funding  
 on Low Cost Rental Housing

The Committee had before it for consideration a Manager's report dated July 19, 1978 (copy circulated) in which the Director of Planning reported, in accordance with a December 1, 1977 recommendation from the Community Services Committee, on the implications of R.R.A.P. funding on low cost rental housing. The report concluded with two recommendations aimed at ensuring rental rates for premises which receive Residential Rehabilitation Assistance Programs are carefully monitored.

Appearing before the Committee on this matter were Mr. R. Youngberg, Associate Director of Area Planning, and Mr. G. Mervyn, R.R.A.P. Planner.

The Chairman reminded the Committee this matter arose when the Community Services Committee heard a delegation of tenants from a building at 2020 Vine Street which had undergone R.R.A.P. improvements which were so extensive it resulted in rental rate increases of up to 150% and the tenants could no longer afford to live in the building.

A representative of the Vancouver Tenants Federation appeared before the Committee saying the Manager's report of July 19, 1978 is a good one which the Federation supports. She urged approval of the recommendations in the report, but suggested there should be tenant representatives included in discussions between the City, Central Mortgage & Housing Corporation and the B.C. Rent Review Commission over rental rates.

During discussion of the report, the Committee inquired what methods of enforcement are to be used to ensure rental rates do not exceed those set by the R.R.A.P. Non-Resident Owner's Agreement and the Planning Department representative replied that as the City administers the Residential Rehabilitation Assistance Program for C.M.H.C., it is in a position to pursue and discuss this matter with other parties involved. The Planning Department would like a mandate from Council to follow up on this matter.

On the subject of the degree of improvement on any particular building under R.R.A.P., it was explained to the Committee that the City's Standards of Maintenance By-law and C.M.H.C.'s guidelines for R.R.A.P. are used, and if a landlord goes beyond these standards, he may not receive the R.R.A.P. funding.

The Planning Department representative advised the Committee there will be an extensive report reviewing the Residential Rehabilitation Assistance Program to the Planning and Development Committee within the next few weeks.

Continued . . . .

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

- A. THAT the City's R.R.A.P. staff, in co-operation with officials of C.M.H.C., pursue further means with the B.C. Rent Review Commission to ensure the enforcement of rental rates set by the R.R.A.P. Non-Resident Owner's Agreement.
- B. THAT the City's R.R.A.P. staff make representation to officials of C.M.H.C. to alter the Landlord Provisions of R.R.A.P. to require that the rental rate agreed to be displayed in all rental units receiving R.R.A.P. Assistance.

3. Montessori Day Care Centre - Request for Land

The Committee had before it for consideration a Manager's report dated July 14, 1978, which stated the Montessori Day Care Centre has requested permission to lease City property at the southeast corner of West 7th Avenue and Arbutus Street on the same conditions as the property the day care centre leases from the City at 2091 West 8th Avenue (on a year-to-year basis at \$1.00 per year).

The report indicated the applicants wish to construct a prefabricated portable building on the property and it was noted that there have been a number of complaints from surrounding residents regarding the proliferation of portable structures in the area and the lack of maintenance and landscaping.

A representative of the Properties Division and a representative of the Montessori Day Care Centre appeared before the Committee on this matter.

The Montessori Day Care Centre representative told the Committee that it has now arranged for parents to take turns maintaining the property the Centre now uses and that the portable buildings are a temporary arrangement and will eventually be moved.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services and the Supervisor of Properties prepare an agreement with the Montessori Day Care Centre to lease Lot 1, Block 305, District Lot 526, Plan 590 at the southeast corner of West 7th Avenue and Arbutus Street on a year-to-year basis at \$1.00 per year with the City retaining the right of cancellation on six months notice, provided that the Day Care Centre cut no trees on the property and properly maintain the land.

Continued . . . .

4. Hildon Hotel, 50 West Cordova Street

The Committee had before it for consideration a Manager's report dated July 19, 1978, in which the Medical Health Officer reported that eleven (11) interim monthly operating permits have been issued since June 11, 1977, and a total of seventeen (17) inspections have been made on the Hildon Hotel at 50 West Cordova Street and there has been little success in having the hotel comply with the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health and Mr. William Morris, the operator of the hotel.

During discussion, it was pointed out that the major problem with this building is a deteriorating roof which has leaked and damaged a number of rooms; 26 of the 143 rooms are deemed to be unfit for habitation; new flooring is required in some areas of the building; and it also requires repapering or repainting.

Representatives of the Health Department noted that maintenance is fairly good in the building.

Mr. Morris, who explained he has a 15-year operating lease with 12 years remaining, said that in the past three years, he has spent approximately \$6,000.00 repairing the building and that the roof is not his responsibility, and that he has been unsuccessful in urging the owners to repair the roof.

It was the opinion of the Committee that 11 interim operating permits was far more than sufficient notice to have the building repaired and it was noted that the Health Department is not prepared to issue another interim permit when the existing one expires. The Committee indicated it appears necessary that the building be closed, and in response to the expressed concerns of Mr. Morris over the 80 pensioners now living in the building, the Committee pointed out the Social Planning Department could assist in their relocation.

The Director of Environmental Health reported that the current interim operating permit will expire on September 1st, 1978, and if it is the intention to close the building, 30 days notice would be given on September 1st.

Following discussion, it was

RECOMMENDED

- A. THAT the City exercise its authority under the Standards of Maintenance By-law for the purpose of repairing the roof at the Hildon Hotel at 50 West Cordova Street.
- B. THAT the Medical Health Officer provide tenants of the Hildon Hotel with 30 days notice to vacate the building and close the Hildon Hotel at the expiry of the 30 days.
- C. THAT Ms. Ann Rextrew of Newton Investments Ltd. (Army & Navy), owners of the Hildon Hotel, be advised that the Community Services Committee is considering recommending that Council request the Liquor Control & Licensing Branch to cancel the license on the beer parlour at the Hildon Hotel and that Ms. Rextrew be requested to appear at the next meeting of the Community Services Committee to discuss this matter.

Continued . . . .

5. Senator Hotel, 1212 Granville Street

The Committee had before it for consideration a Manager's report dated July 20, 1978, in which the Medical Health Officer reported that eight (8) interim operating permits have been issued to the Senator Hotel at 1212 Granville Street and that the Health Department has not been successful in having the Senator Hotel upgraded to comply with the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health, the operator of the hotel, Mr. H. Wardell, and the owner of the hotel, Mr. W. Paakspu.

During discussion, the Health Department representative reported that another interim permit has been issued through to the end of August 1978.

The operator of the building advised the Committee that since he took over the operation in 1975, he has carried out a number of upgrading measures, but as the building does not produce a great amount of revenue, he cannot afford to do all the repairs at once.

However, a spokesman from the Health Department replied that the workmanship in what repairs had been done is very poor.

The Health Department representative also advised the Committee that the operator was advised by the Health Department in writing of all the renovations and repairs required at this building before the current operator took over the operation.

Following discussion, it was

RECOMMENDED

THAT the Medical Health Officer report back to the Community Services Committee at the end of August 1978 on the Senator Hotel, 1212 Granville Street, and unless there has been substantial improvement by the hotel to comply with the Lodging House By-law, the hotel be closed.

6. Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a Manager's report dated July 24, 1978 in which the Acting Director of Permits & Licenses reported, in accordance with a recommendation from the Community Services Committee which was approved by Council on June 13, 1978, as follows:

"Inspections have been carried out by this department of the above lodging house. These inspections took place on June 15, June 29, and July 20, 1978.

Work in these premises has been continuing during all of the above period to upgrade the interior of the building in order to bring it into compliance with both the Lodging House By-Law and Standards of Maintenance By-Law.

The most recent inspection - July 20, 1978, shows that all of the painting has been completed, emergency lighting has now been installed, and new floor coverings are being laid in the public hallways.

It is now felt that this building complies substantially with the Standards of Maintenance By-Law."



Clause No. 6 Continued

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated July 24, 1978, on Wonder Rooms, 50 East Cordova Street, be received.

7. Rubbing Alcohol

The Committee had before it for consideration a Manager's report dated July 24, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported on inspections carried out by his department to determine the amount of alcohol-containing substances being sold at retail outlets in the Downtown Eastside area.

The Committee noted from the report that sufficient control is being exercised by retail outlets, and following discussion, it was

RECOMMENDED

THAT the Manager's report dated July 24, 1978, on rubbing alcohol, be received.

8. Dial-a-Dietitian Service - Grant Request

The Committee had before it for consideration a Manager's report dated July 25, 1978 (copy circulated) in which the Medical Health Officer reported on the operation and financing of the Dial-a-Dietitian Service and submitted for the Committee's consideration an internal transfer of funds to provide for the continued operation of this service from April 1st, 1978 to March 31st, 1979.

Following brief consideration, it was

RECOMMENDED

- A. THAT the Dial-a-Dietitian Service continue in its current role and present level of operation.
- B. THAT a grant of \$125.00 per month be approved for the period April 1, 1978 to March 31, 1979, as follows:

Rent	\$ 90.00 per month
Telephone	<u>35.00 per month</u>
TOTAL	<u>\$125.00 per month</u>

9. Development Permit - Dock Restaurant Ltd.,  
 CNR Pier, North Foot of Main Street

The Committee had before it for consideration a letter dated July 28, 1978 from Mr. R. O. Rothe (copy circulated) which commented on circumstances which caused Development Permit No. 60008 for the Dock Restaurant Ltd. to expire and consequently resulted in the Liquor Control & Licensing Branch suspending the liquor licenses held by the Dock Restaurant.

Report to Council  
 Standing Committee of Council on Community Services  
 August 3, 1978

(V-7)

Clause No. 9 Continued

The letter indicated that the development permit was not renewed possibly because the previous manager had not submitted the required \$25.00 cheque to accompany the application for renewal of the development permit.

Also before the Committee was an extract from the Development Permit Staff Committee meeting of July 26, 1978 (copy circulated) in which it was noted that the Director of Planning is prepared to approve the development permit application subject to a number of conditions.

Appearing before the Committee on this matter were Mr. R. Rothe, a representative of the Planning Department and a representative of the Permits & Licenses Department.

During discussion, Mr. Rothe advised the Committee that he feels he can meet the conditions set forth in the Development Permit Staff Committee report for a new development permit.

The representative from the Planning Department advised the Committee that the department has not yet received a clearance from the Police Department.

Following discussion, it was

RECOMMENDED

THAT Council advise the Liquor Control & Licensing Branch that the City has no objection to the issuance of a new Liquor License(s) for the Dock Restaurant Ltd. at the CNR Pier, provided the Police Department concurs and subject also to the issuance of the development permit by the Director of Planning.

10. Lifeguarding on Wreck Beach

City Council, on July 25, 1978, passed a motion that the Community Services Committee meet with the Park Board to discuss further the matter of lifeguarding on Wreck Beach.

The Committee had before it for consideration a letter dated July 31, 1978 from the Vice Chairman of the Park Board, stating that Board members would like to meet with Council members at the Park Board offices to explain the lifeguarding system for the City of Vancouver and, in particular, to discuss Wreck Beach.

The Board proposes to have representatives from the R.C.M.P., the Coast Guard and Fire Department attend such a meeting, and times for such a meeting on Tuesday or Wednesday, August 8th or 9th, were suggested in the letter.

Following brief discussion, the Committee learned that none of its members will be available to attend at the times proposed by the Board, and it was felt that if members of the Committee and any other members of Council are to attend at the Board offices to discuss Wreck Beach, it should be on a week when there is a regular Council meeting, possibly on a Thursday morning.

Continued . . . . .

Report to Council  
Standing Committee of Council on Community Services  
August 3, 1978

(V-8)

Clause No. 10 Continued

Following discussion, it was

RECOMMENDED

THAT the letter dated July 31, 1978 from the Vice Chairman of the Park Board be received and the Board be advised that members of the Community Services Committee would be available to meet with the Board at the Board offices to discuss Wreck Beach during any week there is a regular Council meeting, and preferably on a Thursday morning.

11. Extension of Hours for "Pubs" Within Beer Parlours

Mr. K. Armstrong of the Permits & Licenses Department advised the Committee he has received two further applications from hotels wishing to extend the operating hours for the Class "A" "Pubs" contained within the beer parlours of the hotels so that hours of the Class "A" portion are the same as the beer parlours hours, i.e. that they both close at 1:00 A.M.

Following discussion, it was

RECOMMENDED

THAT Council advise the Liquor Control & Licensing Branch that it has no objection to the operating hours of the Class "A" "Pubs" in the Castle Hotel, 750 Granville Street, and the Carleton Hotel, 314 Cambie Street, being extended to 1:00 A.M.

The meeting adjourned at approximately 3:30 P.M.

FOR ADOPTION SEE PAGE(S) 716 & 717

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

VI

AUGUST 3, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday August 3, 1978 at approximately 1:35 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Kennedy  
Alderman Puil

CLERK TO THE  
COMMITTEE: : M. L. Cross

RECOMMENDATIONS1. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)

The Committee considered a report of the City Manager dated July 12, 1978 (copy circulated) in which the Director of Planning advises that Mr. J. Baker on behalf of Mr. A. Molnar, Realmar Development Corporation, had requested that the matter of loft area attic spaces in apartment buildings be brought to the attention of the Planning and Development Committee and that enforcement action by the Permits and Licenses Department be withheld until the issue had been dealt with. The City Manager requested the Director of Permits and Licenses to withhold enforcement action pending discussion by the Committee.

Mr. R. Scobie, Zoning Division, advised that the Zoning and Development By-law states that floors with a ceiling height of more than four feet are to be included in FSR calculations. In older style one-family dwellings where attic spaces were provided and clearly unused the spaces were not included in FSR calculations. The same applies to new apartment buildings with sloping roofs and attic spaces that are marked on the drawings as unused areas. Some applicants clearly identify loft areas as usable living space and have included such space in FSR calculations. Mr. Scobie advised that the Planning Department has no objection to loft areas as long as they are included in the FSR.

Mr. R. Hebert, Acting Director of Permits and Licenses, advised that in some instances construction deviates after the plans have been approved and the occupancy permits issued. Inspectors have found that "unused attic spaces" were in fact being finished and used as habitable floor area.

The Director of Planning recommended that loft areas with ceiling heights exceeding four feet be included in floor space

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 3, 1978

(VI-2)

Clause No. 1 continued:

ratio calculations as now required by the Zoning and Development By-law and that normal enforcement action take place on those existing contrary to approved permits.

Mr. F. Bowers, City Manager, advised that the Architectural Institute of British Columbia sent a bulletin dated July 7, 1978 to its members (copy circulated) concerning the discrepancies which are occurring between the designs and drawings submitted for development and building permits and the resultant buildings constructed on the site.

Several issues are of concern to the Institute:

- (a) The questionable professional ethics of any member who knowingly is involved in the practices described in this bulletin.
- (b) The legal implications of the actions of architects involved in these misrepresentations.
- (c) The erosion of the relationship between the City of Vancouver Planning and Building Departments and the architectural profession, collectively and as individuals.

At this point a member of the Committee moved that the recommendations of the Director of Planning be approved. (This motion was withdrawn later in the meeting.)

Mr. J. Baker, Solicitor, and Mr. A. Molnar, Realmar Development Corporation Ltd. were present for the discussion. Mr. Baker indicated that Realmar Development complies strictly to the code with respect to floor space ratio calculations. He stated that people use their attic spaces and occupancy permits are not withdrawn because these spaces are used for childrens' play areas. Parking is not increased because larger attic spaces are provided in apartments. Mr. Molnar stated that loft areas will not create a higher density -- a large family would not move in because there was a large attic space that could be used. With respect to his development on York Street, if the attic spaces (3500 sq. ft.) were included in the FSR calculations there would have been five fewer suites and the price per unit would have gone up considerably.

Messrs. Baker and Molnar urged the Committee to reconsider its motion in order for them to prepare a more detailed presentation showing some of the developments, perhaps leading to a By-law amendment which would allow loft spaces to be excluded from FSR calculations.

Committee members noted letters that had been sent to Mr. Molnar from the Director of Permits and Licenses with respect to enforcement of By-law regulations and requested that Mr. Molnar include information on this correspondence in his presentation before the Committee.

RECOMMENDED

THAT the matter of floor space ratio and floor areas of apartment buildings be deferred until a future meeting of the Committee.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 August 3, 1978

(VI-3)

## 2. Downtown-Eastside NIP/RRAP Status Report

The Committee considered a report dated July 13, 1978 (on file in the City Clerk's office) which the City Manager submitted for information.

Ms. S. Huzel, Area Planning Division, outlined the planning process setting up the Downtown Eastside Neighbourhood Improvement Program and provided information on the program to date.

Ms. Huzel advised that through a series of misunderstandings and a breakdown in negotiations with respect to demolition of four houses on City-owned land four members and one alternate member of the Citizens' Planning Committee had resigned in protest. Letters have been sent to all Downtown Eastside property owners, residents, commercial and industrial tenants and local service organizations explaining the resignations and soliciting new members. A Sub-Committee of the Oppenheimer Area Planning Committee was formed to assist Planning staff in identifying zoning related issues and problems. As a result a draft Zoning By-law proposal will be presented to the Committee at a public meeting later in the summer. After community and staff input the Zoning By-law proposal will be presented to Council in the Fall.

Ms. Huzel outlined the status of the following N.I.P. Capital Projects:

- Community Health Facilities
- Social/Recreational/Community Facilities
- Japanese/Community Facilities
- Improvements to Oppenheimer Park

The Residential Rehabilitation Assistance Program has achieved only limited success in the Downtown Eastside due to the fact that most of the residential units are contained in hotels or rooming houses. These units were not included in the R.R.A.P. until July, 1977.

Ms. Huzel stated that a development permit application to construct a 7-storey Remand Centre with offices, holding cells and ancillary restaurant facilities was filed by the Provincial Government. The Director of Planning has refused this application primarily because it does not comply with a land use policy regarding uses required by a public authority and because there is a deficiency in parking. This matter will be reported to Council.

### RECOMMENDED

THAT the information report of the City Manager dated July 13, 1978 be received.

## 3. Composition of the Oppenheimer Area Planning Committee

The Committee considered a memorandum to the Chairman dated July 31, 1978 from Mr. R. R. Youngberg, Associate Director, Area Planning, (on file in the City Clerk's office). In the memorandum

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
August 3, 1978

(VI-4)

Clause No. 3 continued:

Mr. Youngberg advised that a meeting of the Oppenheimer Area Planning Committee was held on July 26, 1978 to consider nominations to fill the vacancies on the Committee. Two positions for Residential Tenant and one for the Chinese Representative are still vacant. A further letter will be sent to solicit members for these two categories.

At the meeting the Citizens' Committee approved a new category - Residential Owner. This action was taken as the original category of Residential Owner had been interpreted as Absentee Owner of a residentially used property. The Planning Department felt that both Absentee and Resident Owners should be formally represented on the Planning Committee. The Director of Planning requested that the Planning and Development Committee endorse the additional category.

RECOMMENDED

THAT the category Residential Owner now be classified as Residential Owner (Non-Resident) and Residential Owner (Resident).

The meeting adjourned at approximately 3:20 p.m.

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FOR ADOPTION SEE PAGE(S) 717

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

VII

AUGUST 3, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 3, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Puil

ABSENT: Alderman Marzari

ALSO PRESENT: Alderman Ford (For Clause No. 2)

CLERK: E. Bowie

INFORMATION

1. Visit of Delegation from Sister City  
Yokohama, Japan - August 14 - 21, 1978

The Committee had before it for information a letter dated August 3, 1978 (copy circulated) from the Mayor containing details on the visiting delegation from Vancouver's Sister City, Yokohama, Japan. There are to be 100 persons in three groups who will arrive in stages between August 13th and August 19th, 1978.

The letter recommended that authority be given by Council for arrangements to be formalized regarding this visit and expenditures charged against the "Fund for Entertaining Visiting Dignitaries".

Mr. G. Lenoski, Executive Assistant to the Mayor, was present.

The Committee was informed that there is money set up in an account for this purpose and can be used as such without Committee or Council approval.

It was therefore

RESOLVED

THAT the letter dated August 3, 1978 from the Mayor regarding the visiting delegation from Yokohama, Japan, be received for information.

RECOMMENDATION

2. Senior Staff Organization -  
Vancouver Public Library

The Committee had before it for consideration a Manager's report dated August 2, 1978 (copy circulated) in which the Director of the Vancouver Public Library summarizes a report from the Senior Administrative Review Committee on the management structure of the Vancouver Public Library, recommending reclassification of three positions and creation of one and a half new positions.

Continued . . . .



Clause No. 2 Continued

Dr. R. N. Morris, Chairman of Sub-Committee on Senior Staff Organization, and members of the Library Board were present at this meeting.

Dr. Morris spoke to the report, detailing for the Committee the background leading to the proposed reorganization in Senior Staff at the Vancouver Public Library. He went on to explain the proposal put forward by the Senior Administrative Review Committee and illustrated his remarks with charts showing the existing establishment, that proposed for Stage I implementation and the eventual Stage II proposal as a general indication of the future direction of the Library's organizational structure.

It was pointed out by Dr. Morris that Stage II would not be considered until a thorough evaluation of Stage I had taken place.

Stage I changes from the current establishment chart would be as follows:

- a) Adult Co-ordinator is changed to Head of Lending Services (Change of title and position - no change in salary).
- b) Boys and Girls Co-ordinator remains comparatively unchanged, but takes over the responsibility for the Central Library Boys and Girls Department and develops its 'Staff' (service to branches) function. (Cost saving of \$2,822 per year.)
- c) Head of Reference Services is a new position. Schedule 'F' of the 1975 agreement between the Library Board and the Staff Association agreed to the implementation of a memorandum to the Director from the Head of Personnel, dated October 9th, 1974. This recommended to:

"(b)(i) establish a new position in this class for a Co-ordinator of Reference Services and reclassify one Division Head to Librarian V.

(ii) relieve the librarian promoted in accordance with (b)(i) above of reference duties by the establishment of a 1/2 Librarian I position."

(Additional cost of \$4,280 per year.)

- d) 1/2 time Librarian I in division, as above. (Additional cost of \$7,858 per year.)
- e) Librarian II as assistant to the Head of Lending Services. This will relieve the Head of Lending Services of work previously carried out by the Adult Co-ordinator, in advising on book selection, extra-mural activities, and some special projects; plus assisting in fields of increased responsibility, e.g. communication, programming and publicity, and professional development. (Additional cost of approximately \$25,000 per year.)

The Manager's report dated August 2, 1978, requests reclassification of three positions and the creation of one and a half positions at an annual cost of \$35,451.

Dr. Morris pointed out to the Committee that the Board has since withdrawn the request for the one new position (Librarian II - cost approximately \$25,000 per year) and would reconsider this matter after the Library Departmental Review in October or November. This would mean that the cost for the reclassifications and the one-half new position would be under \$10,000 per year. The cost for the remainder of 1978 would be minimal and can be made available in the existing Library Budget.

Continued . . . .

Clause No. 2 Continued

In answer to a question by the Committee, Dr. Morris stated that should future budget cuts be necessary, it would be done in other areas as the Board considers these reclassifications and the new one-half position essential to the operation of the Library.

Following further discussion, it was

## RECOMMENDED

- A. THAT the reclassification of three positions and the creation of one-half new position as detailed in the Manager's report dated August 2, 1978, at an annual cost, including fringe benefits, of under \$10,000 per year be approved.
- B. THAT the additional costs for the balance of 1978 be covered within the existing Library Budget.

The meeting adjourned at approximately 4:50 P.M.

FOR ADOPTION SEE PAGE(S) 718